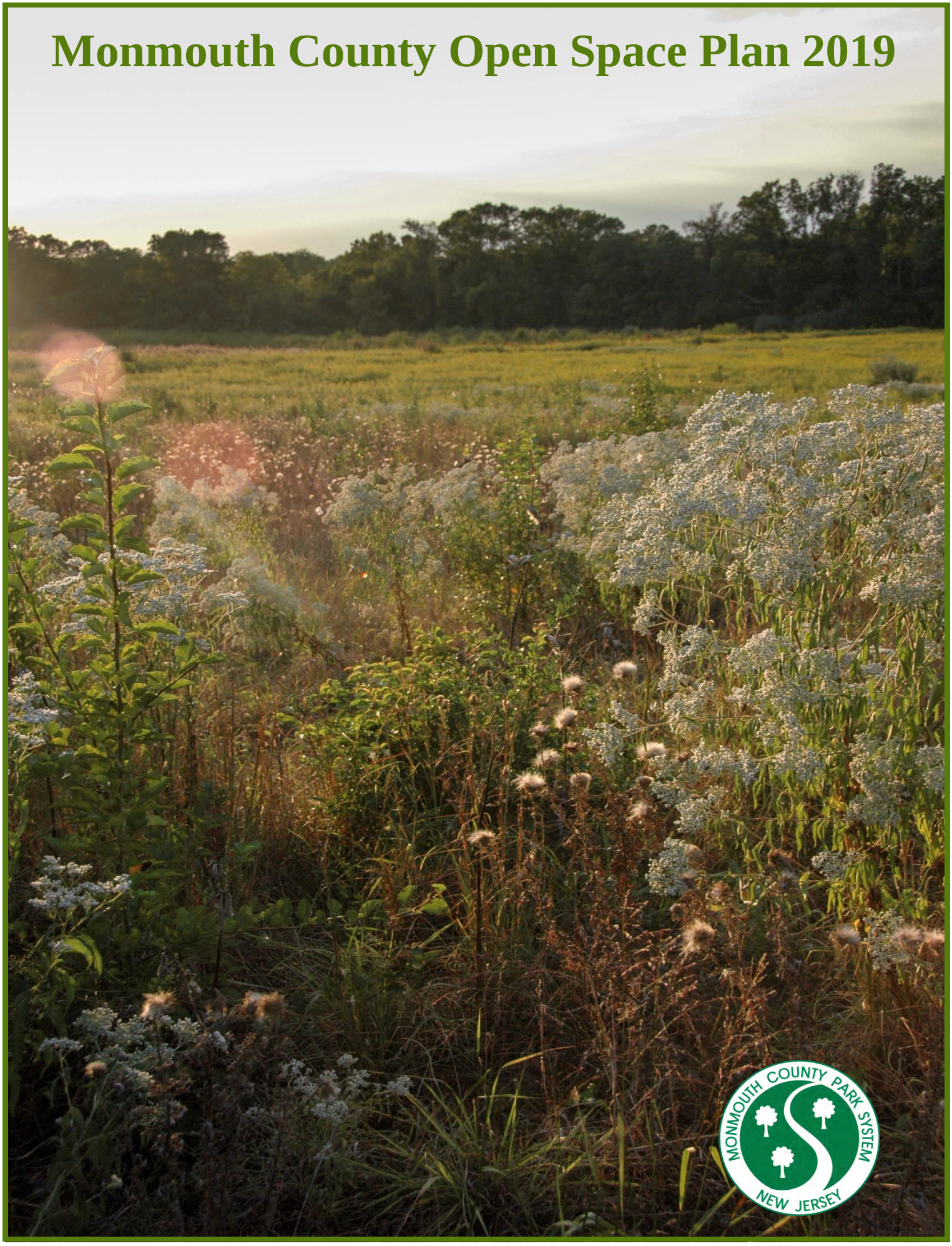
Monmouth County Open Space Plan 2019



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Monmouth County Open Space Plan

2019

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Prepared by the Monmouth County Park System

Adopted September 2019

Monmouth County Planning Board Resolution #

Monmouth County Board of Recreation Commissioners R-19

Paul Gleitz, AICP, PP # 5802

The original of this document was signed and sealed in accordance with NJAC 13:41-1.3.b

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DIRECTOR'S MESSAGE

Your fellow county residents have, since 1961, supported the creation of the NJDEP Green Acres Program to fund open space preservation. Your fellow county residents have also, since 1980, voted to create and support New Jersey's first County Open Space Trust Fund.

Monmouth County continues to grow and change. County residents have made it clear that they value open space preservation as an important element in creating a livable and sustainable community. Your fellow county residents also value having public access to a variety of outdoor spaces in order to enjoy the health and wellness benefits of living in a green environment.

This Plan helps show the way to providing for the purchase of open space, provision of recreation opportunities, protection of vital potable water resources, and preservation of significant county natural and cultural resources.

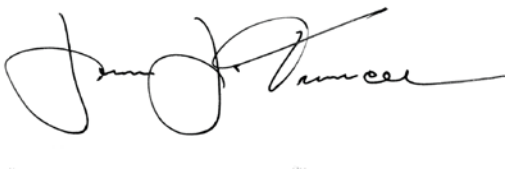
The proposals made in this Plan can make a difference in the lives of current and future residents of Monmouth County. In order for this Plan to be successful it will require vocal advocates and a commitment of all our collective efforts from individuals, volunteers, non-profit organizations, and local community groups, as well as appointed and elected officials.

We encourage you to support efforts in your community to take advantage of state and county open space funding opportunities and grant programs to provide close-to-home open space and recreational opportunities. Your Monmouth County Park System is committed to:

- Purchasing – additional open space to enhance our quality of life
- Providing – opportunities for outdoor recreation and life fulfilling experiences
- Protecting – land and water resources for current and future generations
- Preserving – our natural, cultural, and recreational resources

Your interest and support in investing in the preservation of open space is important to creating and maintaining livable and sustainable communities. We hope you find the information contained in this Plan helpful in working together to accomplish this shared vision.

James J. Truncer



Secretary/Director, Monmouth County Park System

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INTRODUCTION

The Monmouth County Park System was established in 1960 by the Monmouth County Board of Chosen Freeholders to manage Shark River Park. What started as a surplus of 24 acres of land, left over from the construction of the Garden State Parkway, has grown into a system of 43 County parks and 138 miles of trails on over 17,180 acres. The foresight shown by the Freeholders over 50 years ago, laid the ground work for the preservation of the varied landscapes that make Monmouth County a desirable place to live, work, and play.

As the remaining land supply decreases and development pressure increases in Monmouth County, the importance of preserving recreation and conservation lands for both present and future generations is as important as ever. In addition to the development pressures faced by the Freeholders in 1961, we now must also grapple with 21st Century concerns: climate change, rising sea levels, and the protection of natural and historic resources before it is too late.

The benefits of parks and open spaces go beyond the enjoyment they bring to users. They also have public health, economic, environmental, and social benefits. Contact with nature has shown a range of medical benefits including lower blood pressure and cholesterol levels, enhanced survival after a heart attack, more rapid recovery from surgery, fewer minor medical complaints, and lower self-reported stress. Children benefit from an improvement of attention and behavioral disorders[1]. Outdoor recreation in New Jersey generates 143,000 jobs, $18.9 billion in consumer spending, and $5.9 billion in wages and salaries[2].

Open space preservation is cost effective in providing safe and sustainable supplies of drinking water. Protection of aquifer recharge areas, watersheds, and mature forests through preservation are an economical way to filter pollutants from the drinking supply. Protected open space contributes to flood mitigation resulting from climate change. Mature forest canopies absorb CO_2 as well as reduce ambient air temperatures by as much as 5 to 10 degrees, mitigating heating island effects.

The continued support of the Monmouth County Board of Chosen Freeholders with the guidance of the Monmouth County Board of Recreation Commissioners, allows for the continued preservation of open space and the provision of public parks in Monmouth County. The plans we make today set the stage for the continued growth and success of the Monmouth County Park System for the enjoyment of present and future generations.

[1] https://planning-org-uploaded-media.s3.amazonaws.com/legacy_resources/cityparks/briefingpapers/pdf/physicalactivity.pdf
[2] https://outdoorindustry.org/state/new-jersey/

MCPS OVERVIEW

The Monmouth County Park System serves a geographically diverse population of residents with a variety of interests and desires. The acquisition of open space provides this population an integrated system of recreation and conservation elements. The value of open lands for recreational value cannot be separated from the value it holds for conservation. Both components are necessary for a successful park system that serves the needs of County residents.

The Park System is first and foremost a steward of parks, open spaces, and historic and natural resources. Since the establishment of the first County Park in 1960, the Park System has grown to include 43 park areas on more than 17,300 acres with over six million visits each year. The diversity and geographic distribution of these park areas mirrors that of the County's nearly 640,000 residents.

Examples include Historic Walnford, a National Register of Historic Places site in the largely rural township of Upper Freehold; Seven Presidents Oceanfront Park in the coastal City of Long Branch, where a safe and clean guarded beach and a modern skateplex attract frequent crowds; sprawling Turkey Swamp Park in Freehold Township where the family campgrounds and lake provide an ideal spot for a faraway experience close to home; Hominy Hill Golf Course in Colts Neck, one of six County courses offering a quality golf experience at affordable prices; the rolling, forested Hartshorne Woods Park in Middletown with its challenging trails and breathtaking views of the Atlantic Ocean and Navesink River; Manasquan Reservoir in Howell, home to a modern Environmental Center and a family of bald eagles; and Holmdel Park in Holmdel, where cross country meets, group picnics, sledding, and visits to Historic Longstreet Farm are a tradition for generations of Monmouth County families. These and other developed facilities and thousands of acres of undeveloped land are operated and managed by Park System staff and a large corps of volunteers for the use and enjoyment of Monmouth County residents.



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"I love and am proud of the Park System!! I spend a lot of time walking in many of the county parks with friends and alone and in all seasons and all kind of weather. Thank you for providing such peaceful and beautiful places." - *Survey Quote*

In addition to its land and facility management function, the Park System serves approximately 110,000 residents each year through more than 4,000 recreation programs and summer camps offered, primarily at County park facilities. Groups, individuals and families can choose from a variety of program categories. Sports and fitness programs such as Kids Kixx Soccer, baseball, basketball, Learn to Swim, and Yoga at the Shore provide healthy physical activity and teach lifetime recreation skills. The state of the art Creative Arts Center at Thompson Park provides creative arts offerings such as pottery, ceramics, and jewelry making in addition to more traditional painting and drawing classes. Baby Ballet, Ballroom Dance, and Theater for Tots are examples of other cultural and performance arts programs. Outdoor recreation programs take full advantage of the Park System's outdoor resources where participants can experience sailing, canoeing, kayaking, camping, bicycling, and hiking. Animal life, ecology and exploration are the key themes of the nature activities, many of which are designed for school and youth groups. In addition, gardening and history are two popular program categories.

Therapeutic recreation programs serve special needs children and adults; the award winning equestrian program is located at the Sunnyside Recreation Area in Middletown where an indoor riding arena was funded by the non-profit group Special People United to Ride (SPUR). The Urban Recreation Division was established in 1985 to provide a full range of programs to residents of the County's State-designated Urban Aid communities for free or at reduced prices, leading to the creation of the Recreation Assistance Program (RAP). RAP serves qualifying County citizens of all ages by providing a wide array of recreational opportunities, such as field days, support at community events, nature interpretation, outdoor adventures, creative arts, historic programs, sports and fitness programs.

In addition to RAP, the Urban Recreation Division provides afterschool recreation programs at the Coastal Activity Center in Asbury Park. In 2016, Urban Recreation expanded its services by relocating to Big Brook Park, seeking to provide recreational opportunities that normally cannot be offered outside a Park System facility to qualified RAP participants. New program offerings include archery, zip-lining, group swimming and more.

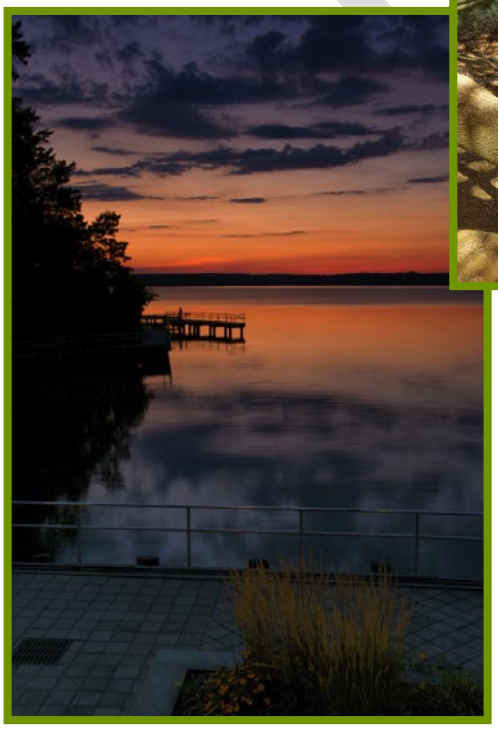
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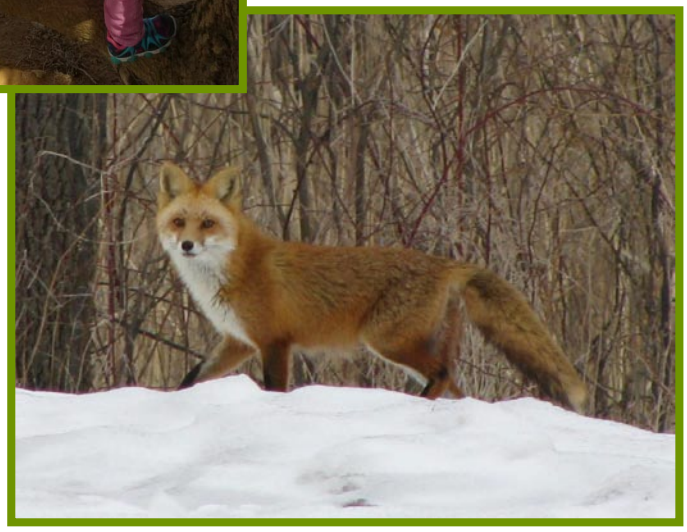
Attendance at the Park System's major events like the Monmouth County Fair in July, Longstreet Farm's Harvest Home Festival and the Wind and Sea Festival in September, and Thompson Park Day in October usually exceed 100,000 each year. Other events that fill the Park System calendar include the E. Murray Todd Half Marathon, Earth Day Celebrations, Wool Days at Longstreet Farm, National Trails Day, Timberbrook Triathlon, Walnford Day, and the Deep Cut Gardens Open House. The Park System also provides a venue for many events organized by others including charity walkathons and races, horse and dog shows, wedding ceremonies, commercial media shoots, state cross-country running meets, and other athletic events.











PARK CLASSIFICATION SYSTEM

The diverse open space holdings of Monmouth County include open fields, beaches, waterways, forests, indoor and outdoor recreation facilities. All of these facilities fall under the classification of "County Park." The different resources meet different needs and require different management based on the type and nature of the facilities. The acquisition, improvement and management of this interrelated system are made possible with the Park Classification System. Breaking the range of open space areas and park facilities into categories provides an operational framework for the Monmouth County Park System.

The classification categories used by the Monmouth County Park System are:

- Regional Parks
- Regional Recreation Areas
- Special Use Areas
- Conservation Lands
- Open Lands
- Golf Courses
- Greenways

REGIONAL PARKS

Regional Parks are what most people think of when referring to a County Park. They form the backbone of the Park System. Regional Parks combine recreation, conservation and special use areas, which provide a mix of low impact uses and facilities within one park. Ideally, at least eighty percent of a Regional Park is preserved as forests, fields and other natural or managed habitats and no more than twenty percent of a Regional Park is developed with recreation infrastructure. The Park System's goal is for all County residents to live within ten miles of at least one Regional Park with a minimum size of 200 acres. The accessibility of the park should be from an existing road or trails system so that residents can safely enjoy the multitude of activities offered.

The Park System will continue to expand its current Regional Parks where possible. The intent of any additional Regional Park expansion is primarily to protect natural resources, eliminate in-holdings or non-compatible surrounding uses, provide buffers to protect park land, and to connect with other parks and open space areas. Some Regional Parks will have the ability to expand considerably, while others do not have the same potential for expansion due to surrounding land uses or physical barriers. The intention of this Plan is to identify those lands that might be incorporated into existing Regional Parks and identify any areas that may be of sufficient size to be candidates for new Regional Parks.

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County park lands that fall within this category are:

1. Bayshore Waterfront Park – 229 acres
2. Big Brook Park – 432 acres
3. Clayton Park – 450 acres
4. Crosswicks Creek Park – 2,346 acres
5. Freneau Woods Park – 262 acres
6. Hartshorne Woods Park – 779 acres
7. Holmdel Park – 619 acres
8. Huber Woods Park – 381 acres
9. Perrineville Lake Park – 1,247 acres
10. Shark River Park – 990 acres
11. Tatum Park – 366 acres
12. Thompson Park – 667 acres
13. Turkey Swamp Park – 2,281 acres

Total present acreage: 11,049 acres

Activities Available at Regional Parks:

Swimming, Camping, Boating, Hiking, Tennis, Horseback Riding, Picnicking, Fishing, Skating, Sledding, Cross-Country Skiing, Outdoor Team Sports, and Playground Activities

REGIONAL RECREATION AREAS

Regional Recreation Areas may include either indoor recreation centers or outdoor recreation facilities or a combination of both. A larger proportion of Regional Recreation Areas are available for more intensive infrastructure development, distinguishing them from Regional Parks; however, no more than eighty percent of a Regional Recreation Area shall be developed, leaving at least twenty percent as forests, fields and other natural or managed habitats. Regional Recreation Areas may be up to 75 acres or more in size, while those in urban and suburban areas, may occupy smaller sites of five to ten acres. Regional Recreation Areas should be easily accessible by large numbers of County residents, both by public transit and personal vehicles with adequate on-site parking.

The Park System has been re-evaluating the need for additional outdoor sports based regional recreation facilities. Many of the outdoor sports based facilities, envisioned for inclusion in a Regional Recreation Area, have now been provided by municipal parks and recreation facilities. Of the six current Regional Recreation Areas two, DeBois Creek and Wickatunk, are undeveloped and one, Wolf Hill, is in the planning and development process with a mixture of different types of regional facilities. Dorbrook is substantially developed with outdoor sports based facilities and other recreation facilities and Fort Monmouth is substantially developed as an indoor recreation center with some complementary outdoor sports facilities. Manasquan Reservoir is currently limited to trails and water based recreation such as boating and fishing. The Sunnyside Equestrian Center was previously classified as a Regional Recreation Area, but development plans for that site were set aside when the Park System faced local opposition, and it is now a Special Use Area.

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Additionally, the success of the Monmouth County Municipal Open Space Grant Program (MCMOSGP) has allowed many communities around the County to develop and expand their own outdoor sports recreation facilities. Many of the sports leagues and youth sports programs are organized and run at the local level, providing local communities the best insight into local needs for facilities and allowing for development of recreation facilities that fit well into the host neighborhoods. The MCMOSGP has encouraged local open space acquisition and recreation facilities development to meet local open space and recreation needs. Until there is a demand for these facilities to be provided by the Park System, it is the intention of this Plan to not identify additional sites for outdoor sports and recreation facilities in new Regional Recreation Areas, but to focus on expansion of existing Regional Recreation Areas to protect natural resources, eliminate in-holdings or non-compatible surrounding uses, and to connect with other parks and open space areas.

The Park System will identify additional locations for smaller Regional Recreation Areas in underserved areas of the County in an effort to addresses the County's continuing goals of fulfilling the recreation needs of current and future generations. Recognizing the difficulty of land acquisition in the more densely developed areas of the County, this Plan will focus on providing regional recreation resources in our communities with the greatest needs. This allows the Park System to continue providing and expanding recreation programs to more of the County's residents in facilities closer to their own neighborhoods.

This Plan will identify new sites for Regional Recreation Areas with indoor facilities for athletics and specialized programming and these sites will be incorporated into the Park System Recreation Services and Park Development and Maintenance Plans.

County park lands that fall within this category are:

1. DeBois Creek Recreation Area – 165 acres
2. Dorbrook Recreation Area – 535 acres
3. Fort Monmouth Recreation Area – 9 acres
4. Manasquan Reservoir – 1,208 acres
5. Wickatunk Recreation Area – 98 acres
6. Wolf Hill Recreation Area – 92 acres

Total present acreage: 2,107 acres

"The park system is great and we use it as much as possible - all the properties and facilities are well maintained and provide excellent opportunities for recreation. One of the reasons we love living in Monmouth County!"

- *Survey Quote*

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SPECIAL USE AREAS

Special Use Areas serve a special purpose or meet a specific need. Their size and distribution will vary as the acquisition of Special Use Areas is undertaken to preserve or take advantage of a specific existing or potential resource of County significance. They are typically devoted to a single recreational, historic, horticultural, or cultural purpose and use.

The Park System will continue to review opportunities for the acquisition of Special Use Areas as they become available.

County park lands that fall within this category are:

1. Deep Cut Gardens – 54 acres
2. East Freehold Showgrounds– 81 acres
3. Historic Longstreet Farm – 9 acres
4. Historic Walnford – 36 acres
5. Monmouth Cove Marina – 10 acres
6. Mount Mitchill Scenic Overlook– 12 acres
7. Historic Portland Place – 15 acres
8. Seven Presidents Oceanfront Park – 38 acres
9. Sunnyside Equestrian Center – 135 acres
10. Swimming River Park – 12 acres

Total present acreage: 402 acres

Types of Special Use Areas: Marinas, Public Water Front Access, Arboreta, Arenas, Civic Centers, and Sites of Historic, Cultural, Scenic or Archaeological Significance

CONSERVATION LANDS

Conservation Lands are for the protection and enhancement of valuable natural resources of County significance. Development is limited to low impact uses to support the enhancement of nature-oriented outdoor recreation. Public access should be accommodated for the appreciation and enjoyment of these areas, as long as it does not pose a threat to the resources. Conservation Lands enhance the regional quality of life, public health, and public safety by improving water quality, protecting groundwater, preventing flooding, improving the quality of the air we breathe, providing vegetative buffers to development, and supporting habitats for wildlife. Conservation Lands are not open to reclassification as their acquisition is for the continued preservation and enhancement of valuable natural resources.

The Park System will continue to evaluate areas of natural resource value throughout the County for inclusion in the Conservation Lands classification. This Plan includes habitat areas throughout the County that contribute to the regional quality of life and resource areas of significant importance. Classifying park areas as Conservation Lands must be done following

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careful consideration, as the intent for this classification is for the permanent protection of the most valuable resource areas, while preventing reclassification of these areas in the future.

County park lands that fall within this category are:

1. Fisherman's Cove Conservation Area – 55 acres
2. Weltz Park – 169 acres

Total present acreage: 224 acres

Conservation Lands include:

Water Resources, Mature Woodlands, Noteworthy Plant or Wildlife Habitats, Geological Features, and Scenic Landscapes

OPEN LANDS

Open Lands advance regional objectives for watershed protection and managing growth development patterns, while enhancing regional quality of life by preserving certain lands of County significance in an essentially unimproved condition. These areas are not intended for formal recreation use or park facilities, but are appropriate for low-impact uses such as hiking trails, wildlife observation, and naturalist programs. Open Lands can enhance public health and safety by preventing development of areas prone to flooding or erosion, as well as protecting areas of scenic beauty or natural habitat. Open Lands are acquired from large or contiguous undeveloped properties which are not suitable or currently needed for other public open space purposes, but are worthy of permanent preservation by the County. Open Lands can be reclassified for more formal or active uses as a result of the County's changing recreation needs.

The Park System will continue to evaluate areas of natural resource value throughout the County for inclusion in the Open Lands classification. This Plan includes habitat areas throughout the County that contribute to the regional quality of life and if these resource areas are of significant importance. Classifying park areas as Open Lands creates maximum flexibility for the Park System in the future, providing the ability to re-classify these lands into other categories in order to meet the changing needs of the public.

County park lands that fall within this category are:

1. Baysholm Tract – 71 acres
2. Durand Tract (under long term lease to Freehold Township) – 94 acres
3. Yellow Brook Tract – 379 acres

Total present acreage: 544 acres

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GOLF COURSES

Golf Courses are special purpose, daily fee recreation facilities. Variations in course length and difficulty are needed to satisfy the diverse skill levels of golfers. Ancillary facilities may include a practice range, clubhouse with dining facilities, and a pro shop. Golf courses provide additional open space value, such as ground water recharge, and portions of the property not used for golf are used for other recreational uses or conservation purposes.

The Park System will continue to expand its current Golf Courses where possible. The intent for any Golf Course expansion is primarily to protect natural resources or eliminate in-holdings and non-compatible surrounding uses. Additionally, some Golf Courses are of sufficient size or have significant field and forest areas adjacent to the golf operations areas to include additional recreation amenities, such as hiking trails, picnic grounds and non-golf recreation activities. This can allow for expanded park opportunities in areas with fewer Regional Parks with existing operations staff in the vicinity. Some Golf Courses will have the ability to expand considerably, while others do not have the same potential for expansion due to surrounding land uses or physical barriers. The intention of this Plan is to identify those lands that might be incorporated into existing Golf Courses; the acquisition of any new Golf Courses will be considered on a case by case basis.

County park lands that fall within this category are:

1. Bel-Aire Golf Course (executive) - 121acres
2. Charleston Springs Golf Course (regulation) - 817 acres
3. Hominy Hill Golf Course (regulation) - 262 acres
4. Howell Park Golf Course (regulation) - 348 acres
5. Pine Brook Golf Course (executive) - 61 acres
6. Shark River Golf Course (regulation) - 176 acres

Total present acreage: 1,785 acres

Types of Golf Courses:

Regulation:
Par of 70 to 72
Minimum yardage:
6,000

Executive:
Par from 55 to 68
Average Yardage:
3,000 to 4,500

Par 3:
Par on each hole of 3
Average Yardage:
2,000 to 2,500



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GREENWAYS

Greenways are linear, continuous strips of land and/or water under public control through ownership, easement, or other agreement, that serve both conservation and recreation needs. Greenways can improve bicycle, pedestrian, canoe and kayak access throughout the region by providing trail and river linkages between existing parks and neighborhoods, thereby improving public health by providing safe and accessible places to bike, hike, run and paddle. They also help link habitat areas, create wildlife corridors and provide much needed buffer areas for streams and rivers, reducing runoff, filtering pollutants and lowering water temperatures allowing for better stream health. Greenways can contribute to the cost effective protection of potable water supplies, maintain surface water quality and sustainability, and provide important protections for floodplains and floodways. Existing natural corridors, streams and ridgelines, as well as manmade corridors, railroad and utility right-of-ways, often guide the location of greenways. They act as connections between park sites and other centers of activity.

This Plan classifies Greenways into different categories. Greenways are primarily divided into Regional Trails, Blueways, and Park Connections. The secondary distinction is between Greenways that are active projects of the Park System and those that are intended to be cooperative projects with municipalities and non-profit partners.

- Regional Trails – Regional Trails are long, linear trails on predominantly abandoned rail lines that cross over multiple municipalities and tie various parks and open space areas together. Park System Regional trails are active Park System projects for which the Park System is the primary agency responsible for securing ownership or legal access, designing and developing the physical trail, and the long term maintenance and operation of the trail.
- Blueways - Blueways are designed to protect the riparian habitat corridors along major river systems in the County, for the protection of water quality and the prevention of erosion and minimization of siltation of tidal creeks, ponds, and estuaries. Park System Blueways are active Park System projects for which the Park System is the primary agency responsible for securing ownership or legal access and the long-term maintenance and operation of the riparian areas and waterfront access. Blueways are not intended to be overland trail connections. The very riparian and forested wetland habitat types that are the primary focus of protection are regulated in such a manner as to make linear trail development either impossible or extremely costly. Blueways are accessible by canoes, kayaks, and other small watercraft. Access points along Blueways are designed to provide access to the creek and rivers for these small watercrafts.
- Park Connections - The Park System has in interest in connecting as many parks – local, County, State and Federal – as possible via overland trails. The Regional Trails do a superb job linking many of the park areas together, but there are additional opportunities to develop additional trail linkages between park areas and to develop bike lanes and

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other connections between parks and neighborhoods. Park Connections can be Park System project or they can be cooperative projects that the Park System encourages or participates in with additional partners.

The Park System will continue to acquire property along active Greenway projects, will evaluate additional Greenways that serve to connect existing County Parks and Recreation Areas, and will work with state, County, municipal, and non-profit partners on preservation and development of additional Greenways throughout the County.

Greenways may be reclassified if sufficient acreage is acquired. This Plan continues to support the designation of new Greenways, especially the tidal creeks of the Atlantic and Raritan Bayshore watersheds. The Park System is also reviewing overland connections between Parks and Recreation Areas and will consider designating some of these corridors as Greenways.

County park lands that fall within this category are:

1. Henry Hudson Trail – 24 miles, 215 acres
2. Manasquan River Greenway – 480 acres
3. Metedeconk River Greenway – 457 acres
4. Swimming River Greenway – 6 acres
5. Union Transportation Trail – 8.6 miles, 110 acres

Total present acreage: 1,268 acres

Greenways can be: stream valleys, regional trails and bikeways, rails-to-trails projects, park connectors, and canoe/kayak trails



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PARK SYSTEM ACREAGE – 17,385 Acres

	Miles	*Acres*	*Municipality*
Regional Parks		**11,049**	
Bayshore Waterfront Park		229	Middletown
Big Brook Park		432	Marlboro
Clayton Park		450	Upper Freehold
Crosswicks Creek Park		2,346	Upper Freehold
Freneau Woods Park		262	Aberdeen, Marlboro
Hartshorne Woods Park		779	Middletown
Holmdel Park		619	Holmdel
Huber Woods Park		381	Middletown
Perrineville Lake Park		1,247	Millstone, Roosevelt
Shark River Park		990	Neptune, Wall, Tinton Falls
Tatum Park		366	Middletown
Thompson Park		667	Middletown, Holmdel
Turkey Swamp Park		2,281	Freehold Township

Recreation Areas		**2,107**	
DeBois Creek Recreation Area		165	Freehold Township
Dorbrook Recreation Area		535	Colts Neck
Fort Monmouth Recreation Area		9	Tinton Falls
Manasquan Reservoir Recreation Area		1,208	Howell
Wickatunk Recreation Area		98	Marlboro
Wolf Hill Recreation Area		92	Oceanport

Special Use Areas		**402**	
Deep Cut Gardens		54	Middletown
East Freehold Showgrounds		81	Freehold Township
Historic Longstreet Farm		9	Holmdel
Historic Walnford		36	Upper Freehold
Monmouth Cove Marina		10	Middletown
Mount Mitchill Scenic Overlook		12	Atlantic Highlands
Historic Portland Place		15	Middletown
Seven Presidents Oceanfront Park		38	Long Branch
Sunnyside Equestrian Center		135	Middletown
Swimming River Park		12	Red Bank

Conservation Lands		**224**	
Fisherman's Cove Conservation Area		55	Manasquan
Weltz Park		169	Ocean

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Open Lands		**544**	
Baysholm Tract		71	Freehold Township
Durand Tract		94	Freehold Township
Yellow Brook Tract		379	Howell

Golf Courses		**1,785**	
Bel-Aire Golf Course (executive)		121	Wall
Charleston Springs Golf Course (regulation)		817	Millstone
Hominy Hill Golf Course (regulation)		262	Colts Neck
Howell Park Golf Course (regulation)		348	Howell
Pine Brook Golf Course (executive)		61	Manalapan
Shark River Golf Course (regulation)		176	Neptune Township

Greenways		**1,268**	
Henry Hudson Trail	24	215	Aberdeen, Atlantic Highlands, Hazlet, Highlands, Keansburg, Keyport, Marlboro, Middletown, Union Beach
Manasquan River Greenway		480	Freehold Township, Howell
Metedeconk River Greenway		457	Freehold Township, Howell
Swimming River Greenway		6	Middletown, Tinton Falls
Union Transportation Trail	8.6	110	Upper Freehold, Millstone



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OTHER OPEN SPACE WITHIN THE COUNTY

Federal Open Space	**2,044**	**In Monmouth County**
Gateway National Recreation Area – Sandy Hook Unit	2,044	Middletown

State Open Space	**17,033**	**In Monmouth County**
State Recreational Facilities	**6,289**	**In Monmouth County**
Allaire State Park	3,080	Wall, Howell
Cheesequake State Park	243 (576 Total)	Union Beach, Aberdeen
Cream Ridge Golf Course	143	Upper Freehold
Leonardo State Marina	10	Middletown
Monmouth Battlefield State Park	2,511 (2,885 Total)	Manalapan
Twin Lights Historic Site	3	Highlands
Spring Meadow Golf Course	209	Wall
Swimming River Access	90	Middletown
Wildlife Management Areas	**10,654**	**In Monmouth County**
Assunpink & NJ Horse Park	5,119 (6,254 Total)	Millstone, Roosevelt, Upper Freehold
Imlaystown Lake	27	Upper Freehold
Manasquan River	488 (873 Total)	Wall
Navesink River	64	Rumson
Pleasant Run	460 (500 total)	Upper Freehold
Prospertown Lake	905 (1,012 total)	Millstone, Upper Freehold
Shark River Access	1	Avon-by-the-Sea
Turkey Swamp	3,590 (3,767 total)	Freehold
Natural Lands Trust	**90**	
Whale Pond Brook Preserve	90	Ocean

Municipal Open Space	**16,750**	53 municipalities

Non-Profit Open Space	**91**	**In Monmouth County**
NJ Audubon – Scudder's Preserve	91	Middletown

Preserved Farmland	**15,387**	11 Municipalities

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PLAN PURPOSE

1. **THE PLAN ESTABLISHES DIRECTION AND PRIORITIES FOR THE LAND PRESERVATION PROGRAM OF THE MONMOUTH COUNTY PARK SYSTEM.**
   The formal planning process provides a structure for evaluating existing conditions both internal and external to the Park System. This enables informed decisions to be made regarding the future vision of the Park System as Monmouth County's open space agency. The Plan will serve as a work plan for the staff and as a reference guide for budgeting for land acquisition.

2. **THE PLAN COMMUNICATES THE PARK SYSTEM'S VISION TO OTHER AGENCIES AND THE PUBLIC.**

   By committing its plan to paper, the Park System's land preservation direction and priorities, are available to the public and other agencies. It acts as a tool for municipalities in their planning and also encourages complementary action. The scope of the Plan indicates the importance that the Park System places on not only the acquisition and development of the park properties, but the preservation of natural resources, the connections with community and the enhancements to the quality of life of the County's residents.

3. **THE PLAN IS INTENDED TO SATISFY THE STATUTORY REQUIREMENTS OF N.J.S.A 40:12-15.2 GOVERNING "COUNTY OPEN SPACE, RECREATION AND FARMLAND AND HISTORIC PRESERVATION FUNDS."**

   The statute states that the selection of lands for acquisition for recreation and conservation purposes shall be in accordance with an adopted plan. This is that adopted plan.

4. **THE PLAN IS INTENDED TO SATISFY NJDEP GREEN ACRES REQUIREMENTS UNDER THE PLANNING INCENTIVE (PI) PROGRAM**

   Green Acres established the Planning Incentive (PI) category, which provides matching grants to qualifying local governments for the acquisition of land for conservation and recreation purposes. To qualify for this funding, local government must have a Green Acres-approved Open Space and Recreation Plan (OSRP), and an open space tax. This is that OSRP.

5. **THE PLAN IS AN ELEMENT OF THE COUNTY MASTER PLAN.**

   Monmouth County Master Plan recommendation 4.1 is to assist the Monmouth County Park System (MCPS) in its preparation of updates to the Monmouth County Open Space Plan (2006) and other similar or related studies, and incorporates the Monmouth County Open Space Plan by reference as a component of the Monmouth County Master Plan.

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Implementation Strategy:

- Assist the MCPS in development of the Monmouth County Open Space Plan.
- Incorporate the Monmouth County Open Space Plan by reference as a component of the Monmouth County Master Plan.
- Continue to monitor open space planning efforts after Monmouth County Master Plan adoption and update records annually.
- Provide support to the County, non-profits, and municipalities as they move forward with plan implementation.

Monmouth County Master Plan recommendation 4.2 is to work with all levels of government and non-profit organizations to promote the preservation of sensitive environmental systems and significant natural features through acquisition, deed restrictions, conservation easements, redevelopment projects, zoning, and other innovative land use techniques.

Implementation Strategy:

- Provide assistance, as needed, to the MCPS staff in the identification of potential acquisitions.
- Support County, non-profits, and municipalities in their efforts to preserve open space and develop recreational lands.
- Work with the Monmouth County Steering Committee, Monmouth County Environmental Council, and MCPS to continue offering educational opportunities, access to emerging technologies and tools, and assistance with recreational planning and zoning.
- Provide assistance to municipal representatives and residents with public access issues related to the protection of our important natural resources.

6. THE PLAN IS JOINED BY THE RECREATION SERVICES PLAN, PARK DEVELOPMENT AND MAINTENANCE PLAN, AND THE STRATEGIC PLAN AS MCPS PLANNING DOCUMENTS.

The Recreation Services Plan establishes the Park System's goals and objectives for recreation services and articulates the Park System's role as one of many recreation providers in the County. The Park Development and Maintenance Plan includes a description of existing park improvements and general maintenance requirements, Plan goals, objectives and strategies/actions, and a list of anticipated development projects. The Strategic Plan is designed to guide the actions of the various departments to ensure that the Park System has the financial and human resources necessary to continue providing outstanding recreational opportunities and services to the public, to protect open spaces and natural resources, to conserve and interpret historic resources and to fulfill our distinct role as a regional open space and recreation organization.

PLAN PROCESS

MUNICIPAL OUTREACH

The Monmouth County Park System undertook a County-wide outreach effort with the intent of meeting with each municipality. Meetings were held in 38 municipalities with various stakeholders, which included environmental commissions, open space committees, government representatives, administrators and professional staff. Many of these meetings were open to the public as they were regularly scheduled meetings of municipal commissions and committees. This was an opportunity to exchange information and discuss priorities for open space both on the County level and the municipal level. Many of the findings of these meetings are found in the Municipal Abstracts within this Plan.

COUNTY AGENCY OUTREACH

During the development of the Open Space Plan, several meetings were held with Monmouth County agencies, including the Monmouth County Planning Division, Transportation Council, Environmental Council, Engineering Department, and Economic Development. Draft copies of this Plan were distributed for review and comment.

NON-PROFIT OUTREACH

Through our municipal outreach we learned about the extensive effort of non-profit partners involved in open space, conservation, and recreation in Monmouth County. A meeting was held with Monmouth Conservation Foundation (MCF), the only County-wide land trust. With their assistance, a non-profit forum was held on June 21, 2017. Invitations were extended to area non-profits and advocacy groups. It was an opportunity to exchange information and learn what the important issues are for these groups and how they interact with Monmouth County Park System.

MONMOUTH COUNTY PARK SYSTEM STAFF

Various Park System staff were involved in the drafting of this Plan. Senior Park System staff on the Steering Committee directed the overall scope and direction of the plan, reviewing work plans, schedules and draft reports. Working groups within the Acquisition and Design Department focused on different aspects of the planning process. The Mapping and Analysis Work Group focused on Geographic Information Systems (GIS) analysis and natural resource mapping. The Acquisition Priorities Work Group focused on reviewing each park site for its potential for expansion, determining the potential extent of each park boundary. Individual staff members in Visitor Services, Operations, and Golf were consulted on issues pertinent to their expertise. Public Information staff were instrumental in public relations, press releases, website and social media posts, and the Citizen Survey.

PUBLIC SURVEY

A separate webpage was created and added to the Park System website dedicated to the Open Space Plan Update. A link was created on the Park System home page for direct access to Open Space Plan page. Information about the Plan, the planning process, and a copy of the municipal presentation was included, as well as links to send e-mail comments and to a public opinion survey about the Open Space Plan. The public opinion survey was drafted and hosted by the Park System survey vendor. A special email blast asking the public to complete the Open Space Plan survey went out to a combined 41,000+ recipients. It received a 27% open rate, with 3,258 people opening the Citizen Survey, and 874 completed responses received. The results of the survey were reviewed and incorporated into the Plan and the complete findings are attached as an appendix to the Plan.

PUBLIC MEETINGS

Copies of the draft Plan will be posted on the Open Space Plan website page for public review and comment, as well as three public information meetings to be held in three locations around the County to review the plan and take public comments. To be updated after those meetings

PUBLIC ADOPTION PROCESS

This Plan is to be adopted by the Monmouth County Planning Board as an element of the County's Master Plan and the Monmouth County Board of Recreation Commissioners as the Open Space Acquisition Plan of the Monmouth County Park System.

The adoption process by both Boards provides an additional layer of public review and comment. Before adopting the Monmouth County Open Space Plan as an element of the County Master Plan, the Monmouth County Planning Board will hold at least one public hearing advertised by Public Notice a minimum of 20 days prior to the hearing. Furthermore, the Monmouth County Open Space Plan and a copy of the Public Notice is formally distributed to the municipal clerk and planning board secretary of each municipality in the County and to the County planning boards of adjoining counties. The Monmouth County Park System will also distribute copies of the Monmouth County Open Space Plan to all other agencies, departments, and individuals who received the preliminary draft. The document will also be made available on the Monmouth County Planning Board website and the Monmouth County Park System website. This additional layer of public review and comment serves to strengthen the planning process and results in a more effective plan.

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PLAN GOAL

To permanently preserve public land of County significance to support future regional conservation, cultural, and recreation needs throughout the County. The land should form an integrated system of open space that is sufficiently diverse and comprehensive to protect the significant natural and manmade landscapes that have defined Monmouth County in past generations and to provide a wide range of resource-based recreation opportunities for current and future generations.

POLICY STATEMENT #1: *MONMOUTH COUNTY PARK SYSTEM WILL CONCENTRATE ITS RESOURCES ON MEETING ITS RESPONSIBILITIES AND OBLIGATIONS AS A REGIONAL PROVIDER OF PUBLIC OPEN SPACE AND SHALL WORK TO ENCOURAGE OTHERS IN THE FULFILLMENT OF THEIR ROLES AND RESPONSIBILITIES.*

The open space system, like other forms of infrastructure, benefits many users and the responsibility for it is shared by public agencies at all levels of government, non-profit agencies and groups, private citizens and corporate entities.

Private citizens and corporate entities play a key role in the open space system as property owners. Privately owned lands, such as farms, streams, valleys, and woodlands, can serve the passive open space functions of natural resource preservation, protection of public health and safety, and enhancement of community character. These benefits have no direct expense on the general public, but are often ignored until they are threatened by development. Privately owned recreation facilities including sports fields, marinas, golf courses, swim clubs, horseback riding stables, and health clubs, serve a significant portion of the population and their recreation needs. If these functions were to cease it would affect service levels unless there was significant public investment to relieve the deficit of facilities.

Non-profit agencies and groups are an integral part of the open space system. Groups like scout organizations and the YMCA, own land and operate recreational facilities. Private land trusts and other conservation groups hold title or easement to land dedicated as open space, as well as assist public agencies in negotiation and financing land acquisition. Many other groups operate in a both formal and informal role by taking on an educational or advocacy role or by promoting open space protection.

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Government agencies have a large influence on the acquisition and maintenance of the open space system. As owners of land, including large military installations, administrative and public works complexes, school complexes, bridge crossings, public parks, and recreation facilities, they directly control the manner in which much of the County's land area is developed. As the caretakers of much of our major infrastructure and regulators of development by others through zoning, development regulations, permit requirements and other review authority, they are the principal parties determining where and how private development occurs. They administer programs from recreation to historic preservation to shade tree management to community development. Their commitment of funds and energy reveal the government's resource priorities. It is important to define the levels of government and their roles in the open space system.

- **The Federal government** is responsible for the preservation and management of ***nationally*** significant natural, cultural, and historic resources. Federal open space typically attracts visitors from across the nation.
- **The State government** is responsible for the preservation and management of natural, cultural, and historic resources of ***statewide*** significance. State open space facilities are typically large natural or resource dependent recreational areas that attract visitors from across the state and from neighboring states.
- **The County government** is responsible for the preservation and management of large tracts of land with ***countywide*** significance, which support resource-based recreation and conservation. This should include large park spaces which are accessible to and able to serve a great number of people from throughout the county and neighboring counties.
- **The Municipal government** is responsible for meeting the day-to-day community-based and neighborhood recreation needs of local residents. They are the most aware of the needs of their community and in the best position to provide them by preserving and managing local greenways and typically smaller parcels, providing basic recreation facilities ***close to home***, and preserving locally significant natural, scenic, cultural, and historic resources.

The Park System will continue to focus on the preservation and management of large tracts of land with countywide significance. The preservation of these larger tracts supports the Monmouth County's continuing goals of providing resource-based recreation and continuing habitat conservation. The existing Park System provides the best framework for continuing this work. Recognizing that there are fewer and fewer opportunities for preservation of large tracts of land, especially those with the opportunity for areas suitable for recreation development, the Park System is expanding its focus to include those areas important for natural resource preservation without a significant recreation component. The Park System is not creating a "lock box" for land; it is considering acquiring more lands and keeping them undeveloped for the foreseeable future, until such time as the needs of the County require additional recreation facilities. This

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allows the Park System to continue preserving valuable natural assets without over burdening the Park System's staff with the need to develop and operate additional facilities.

The Park System will also focus on the provision of Regional Recreation Areas with indoor recreation centers in underserved areas of the County where the need for recreation services is greatest. This also addresses the County's continuing goals of fulfilling the recreation needs of current and future generations around the County. Recognizing the difficulty of land acquisition in the more densely developed areas of the County, this Plan does not anticipate creating indoor recreation centers in every community, but focuses on providing recreation resources in communities with the greatest needs. This allows the Park System to provide recreation programs to more of the County's residents in facilities closer to their own neighborhoods without committing to large scale acquisition projects in these areas.

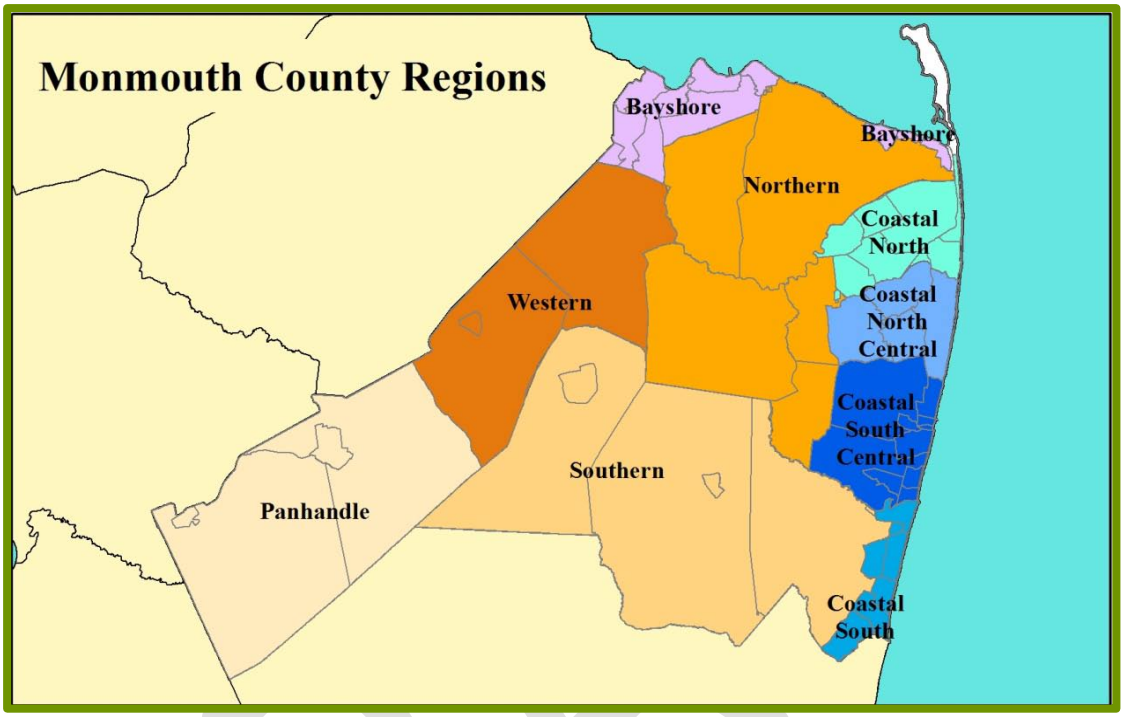
This approach not only keeps operational costs in line with current operating budgets, but it continues the pace of open space preservation that the Park System has been pursing for the last 50 years. As the pace of development in the County continues, market cycles and development pressures continue, so if the County wants to reach its goals of regional open space preservation and natural resource protection, the Park System must continue to add lands to the parks inventory.

The Monmouth County Municipal Open Space Grant program is the primary method by which the County assists municipalities in meeting the day-to-day recreation needs of local residents. The grant program was authorized by the Monmouth County Board of Chosen Freeholders in 2003 with an allocation of $2 million a year from the County Open Space Trust Fund for cooperative projects within Monmouth County municipalities. This funding assists municipalities with their local open space acquisition for recreation and conservation purposes, as well as projects for the development or redevelopment of recreation, historic preservation, or conservation resources. In recognition of the role municipal government plays in open space preservation and development of recreation facilities, this funding assists local governments in addressing local deficits and the day to day needs of their community. This allows the Monmouth County Park System to focus its resources on regional acquisition and development of regional facilities, while assisting local governments in their role of local providers.

Since the inception of the program in 2013, 47 of Monmouth County's 53 municipalities have been awarded more than $32 million for local parks and acquisition projects. As of 2019, 219 grants have been awarded with 161 of the those grants going toward parks development projects and 58 of the grant awards going toward open space acquisition projects. Another $2 million has been allocated for the 2019 round of grant funding to be awarded in December of 2019, bringing the total allocated through the program to $34 million.

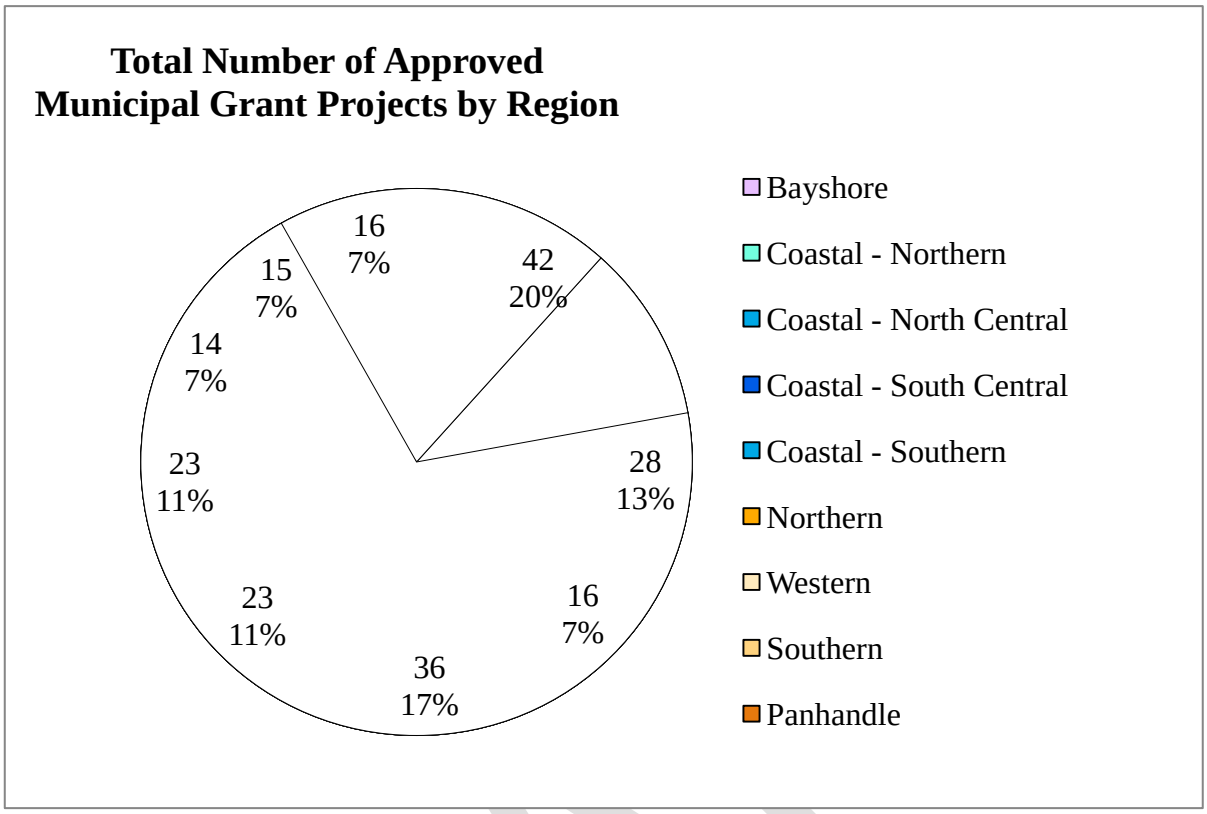
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New to the 2019 Plan is a regional analysis. Monmouth County has been broken into nine regions. First, existing Monmouth County regions were identified. The remaining regions were developed in consultation with various Park System staff, taking into consideration existing natural features and recognizable areas.



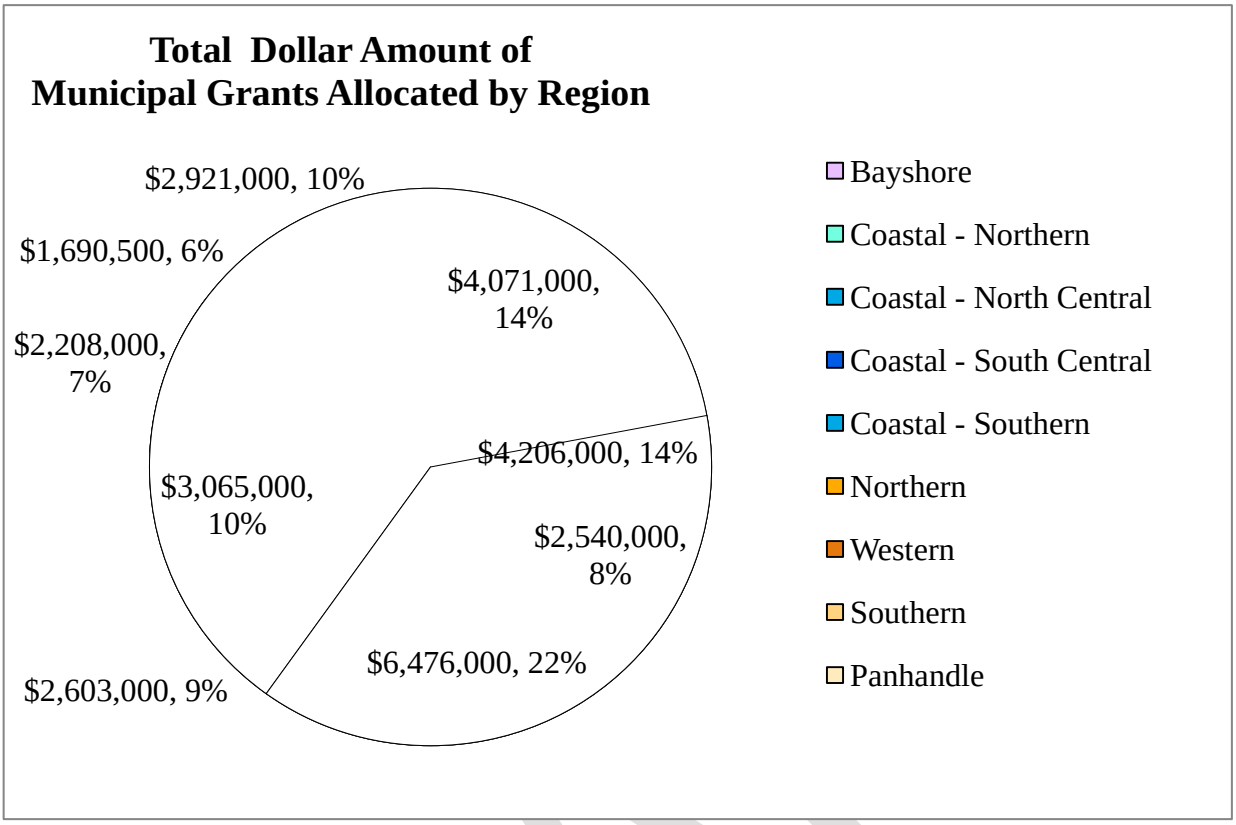
"The Monmouth County Municipal Open Space Grant Program is a valuable resource for all municipalities. It provides many opportunities for towns to embark on creative projects that they could never accomplish on their own. Our project in Millstone Township not only preserves the agricultural history of New Jersey for our residents, but for future generations of our State. We are fortunate that the Park System recognized the importance and value of this project and that the Board of Chosen Freeholders supports them, the projects and the municipalities. Thank you for joining us in this venture."

- *Nancy A. Grbelja, Deputy Mayor of Millstone Township*



The success of the MCMOSGP has allowed many communities around the County to develop and expand their own recreation facilities. Many of the sports leagues and youth sports programs are organized and run at the local level, providing local communities the best insight into meeting local needs for facilities and allowing for development of recreation facilities close to home that fit well into the host neighborhoods. This has lessened the demand for the County to provide neighborhood scaled parks and recreation amenities scattered in every municipality in the County, which would stretch already limited resources beyond capacity for proper management and maintenance. Focusing County resources on regional recreation facilities, while supporting local efforts, has struck an important balance in the provision of resources throughout the County. Continued grant awards and cooperation between the municipalities and the Park System is important in maintaining this balance.





OPEN SPACE NEEDS ANALYSIS

POLICY STATEMENT #2: *THE COUNTY SHALL ACQUIRE SUFFICIENT PUBLIC PARKLAND TO ELIMINATE SHORT-TERM AND LONG-TERM DEFICITS AND PRESERVE CRITICAL NATURAL RESOURCES OF COUNTY SIGNIFICANCE WHILE THERE IS STILL AN OPPORTUNITY TO DO SO AND SHALL WORK TO ENCOURAGE MONMOUTH COUNTY MUNICIPALITIES AND NON-PROFIT ORGANIZATIONS IN MEETING LOCAL NEEDS FOR NOW AND IN THE FUTURE.*

The County has followed the lead of the New Jersey Department of Environmental Protection (NJDEP) in adopting the Balanced Land Use approach to estimate long-term goals for County and municipal land acquisition for public recreation (Statewide Comprehensive Outdoor Recreation Plan, 2003, NJDEP). The Balanced Land Use guidelines are used as a guide to calculate minimum future recreational land needs as a community approaches build-out. It is recommended that 3% of the developable area of a municipality be acquired for municipal-level public recreation and that 7% of the developable area of the County be acquired for county-level public recreation. The 2006 Monmouth County Open Space plan defined “developable area” as “areas that are already developed and to exclude acreage of slopes over 12 percent, wetlands, and federal and state-owned open space.”

This Plan adjusts the definition of developable area by only excluding open waters. As we approach our 19,099 acre goal expressed in the 2006 Open Space Plan, it is necessary to reevaluate our objectives as the supply of available open space faces development pressures. Combinations of technological advances and permitting options have opened up "undevelopable land" to development. As a result, these areas are included in current calculations. The long-term goal has grown to 21,017 acres of County recreation land. The Monmouth County Park System currently owns and manages 17,184 acres. There is currently a 3,833-acre deficit on the County level in meeting minimum long-term fee simple acquisition goals for public recreation.

Based on available open space inventory data, Monmouth County municipalities have an aggregate of 16,750 acres of municipal recreation lands. With an overall municipal goal of 9,007 acres, this goal has been exceeded by the totality of municipal open space. Of the 53 municipalities, 44 have met or exceeded the 3% Balanced Land Use Standards, and 9 are still working toward meeting the minimum 3% standard. Specific open space totals for each municipality are provided in the Municipal Abstracts. The Balanced Land Use approach is intended to be a minimum long-term goal for acquisition of land for public recreation.

Short-term goals are derived using the acreage per population method for accessing current recreation and open space needs (Recreation, Park and Open Space Standards and Guidelines, 1983, NRPA). The standards at a county level are 12 acres per 1,000 persons, and 8 acres per 1,000 persons for municipalities. Based on the 2016 population of 627,532 (American Community Survey, 2016), the county goal is 7,449 and for municipalities as a whole, 4,966. Using the short-term goals, the County has a surplus of approximately 9,000 acres and municipalities have over an 11,000-acre surplus. Individually, 43 municipalities have met the minimum per population goals for open space and recreation and 10 are working toward meeting the minimum acreage per population standard.

New to the 2019 Plan is a regional analysis. Monmouth County has been broken into nine regions. First, existing Monmouth County regions were identified. The remaining regions were developed in consultation with various Park System staff, taking into consideration existing natural features and recognizable areas.

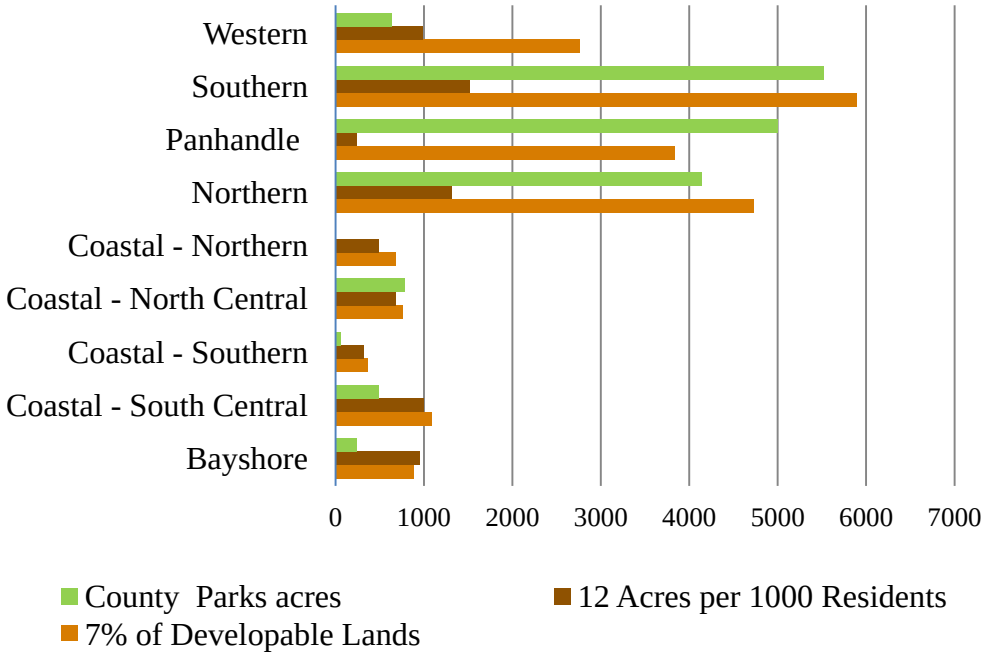
This additional analysis is important for planning and programming at the Monmouth County Park System. Information gained from this analysis will be used to identify areas that lack recreation or open space facilities in relationship to their land area and population. These standards are meant as guidance for open space acquisition and recreation planning and are not a commitment to acquire additional lands in each region. Regional variations in land types, availability, and costs will continue to be a determinant in acquisitions.

Using the Balanced Land Use and Short Term Population formulas above, only one region meets and exceeds all of the benchmarks. The Panhandle has 3% of the population and 18% of the

developable land mass of Monmouth County, but 31% of the Monmouth County Park System's open space is in the Panhandle. The municipal aggregate of open space land also exceeds short- and long-term open space goals in this region. These benchmarks are minimum standards and do not mark the end of open space development in this region.

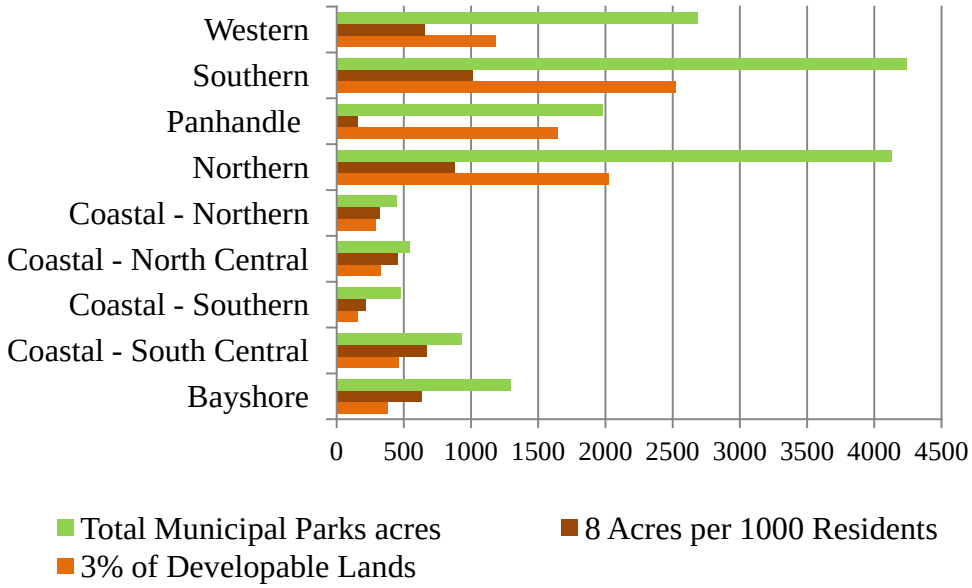
Both Northern Monmouth and Southern Monmouth meet three of the benchmarks. There is a deficit in County open space when using the Balanced Land Use calculation. Northern Monmouth needs an additional 582 acres and Southern Monmouth an additional 375 acres to meet the minimum standard. Potential acquisitions of 1,800 acres have been identified in the Northern Monmouth region and 6,000 acres in the Southern Monmouth region.

Monmouth County Park System – Regional Needs Analysis



Western Monmouth, the Bayshore, and all of the Coastal Monmouth regions meet and exceed the benchmarks for municipal open space for recreation set forth using both the Balance Land Use Calculation and the per population calculation. The Monmouth County Park System will continue to pursue open space acquisition, indoor recreation, and cooperative projects within these regions to increase community access to these resources. We encourage cooperative projects between municipalities and participation in the MCMOSGP to increase open space within their regions.

Municipal Open Space – Regional Needs Analysis



The unique landscape of the Coastal regions is an incredible resource and unique benefit of living in Monmouth County. The limited availability of land in the Bayshore and Coastal regions is a challenge in meeting minimum open space benchmarks. The higher population densities of 6.1 people per developable acre show that it is a desirable place to live. With 27 miles of Atlantic coastline and 26 miles of shoreline along the Raritan Bay, Monmouth residents have access to an exceptional natural resource that draws people from all over the state and region. To meet the recreation and open space needs of the more densely populated coastal areas, the Park System will continue to look for opportunities for open space acquisition, while also focusing on acquiring indoor recreation facilities and continue working on cooperative projects.

It is important to remember that these guidelines represent only minimum goals for the acquisition of land for public recreation. Neither of these methodologies includes goals for the acquisition of public land for ***conservation of natural, scenic, cultural, or historic resources***. Nor do they include private lands such as golf courses, farms, and water supply reservoir properties that are an important part of the overall open space system and are particularly vulnerable to redevelopment. Achieving the minimum standard for acreage for recreation purposes may not fully preserve and protect the community character, resource heritage, and quality of life valued by residents.

Monmouth County has natural, scenic, cultural, and historic resources that are unique or exceptional for the nation, such as our Atlantic Ocean beaches and Monmouth Battlefield, and for the region, such as the Navesink Highlands and the Raritan Bayshore. Other resources such as ridgelines, pristine forests, and rural roads may not be truly unique, but contribute to our sense of place and time as remnant landscapes and retain value due to their relative scarcity.

Protection of water quality and supply becomes increasingly important as the demand for potable water and water for recreation grows with the population. Disturbance of sensitive areas, such as our coastal and freshwater wetlands, aquifer recharge areas, erodible soils, and steep slopes, is a threat to our water quality and contributes to flooding, erosion, and siltation.

Preservation of habitat for plants and animals and natural corridors for migration is critical to the ecological diversity of the County, the enrichment of human life, and the understanding of our natural environment.

Resource protection can be accomplished through regulations to ensure conscientious land development practices, but such regulatory protections are vulnerable to change. Public acquisition is appropriate and necessary to protect those important natural resources that cannot be permanently protected by other means and to preserve an inventory of natural areas representing the major habitats of the region. Accessibility of these resources to the public for visitation, interpretation, and resource-dependent recreation can best be assured through public acquisition of that property right.

> *"I am pleased that the Monmouth County Park System is buying up all the available open spaces it can buy. It's the only part of my property tax bill I don't mind paying."*
>
> - *Survey Quote*

HISTORIC PRESERVATION

POLICY STATEMENT #3: THE COUNTY SHALL RESPECT AND ACKNOWLDEGE ITS ROLE IN LOCAL, COUNTY, STATE, AND NATIONAL HISTORY AND WILL PRESERVE HISTORIC RESOURCES OF COUNTY SIGNIFICANCE AND SHALL WORK TO ENCOURAGE THE STATE, MONMOUTH COUNTY MUNICIPALITIES, AND PROPERTY OWNERS TO HELP PRESERVE OUR SHARED HERITAGE.

Monmouth County has a rich heritage of historic buildings and landscapes, shaped by its bountiful farmland, scenic coastline, proximity to two major metropolitan areas, and the diversity of peoples who have settled here. The County includes many sites of local, regional, national, and international significance, as documented in the *Monmouth County Historic Sites Inventory* [add website link if it is launched at time of plan review and distribution].

The Monmouth County Park System takes care of and interprets some of the most powerful and instructive historic places in Monmouth County and New Jersey. The Park System's experience with preserving and operating historic sites began in 1971 with Longstreet Farm. Today, the Park System owns and manages more historic properties than any other jurisdiction in the County. Thousands of our visitors each year cultivate a deeper appreciation of our past through encounters with historic places on County parklands. While the Park System was initially



conceived to preserve the County's significant open spaces for conservation and recreation, the Park System's mission is also interwoven with the stewardship of the historic places that it also preserves and protects. In almost every one of our parks, the scenic and recreational settings to be enjoyed include a variety of historic structures and landscapes. Among these are distinctive houses, barns and farm buildings of many types and styles, an operating gristmill, a schoolhouse, horse training facilities, expansive estate lawns with historic trees, formal gardens and orchards, archeological sites, former railroad corridors, and bunkers and batteries associated with past military uses.

Of the 482 buildings and structures owned by the Park System, approximately 25% are classified as historic in the Park System's Buildings Inventory. Six Park System properties are listed on the New Jersey and National Registers of Historic Places, and a seventh property is in the process of listing:

1. Historic Longstreet Farm (Holmdel Park)
2. Historic Walnford Historic District (Crosswicks Creek Park)
3. Seabrook-Wilson House (Bayshore Waterfront Park)
4. Portland Place (Hartshorne Woods Park)
5. Navesink Military Reservation Historic District (Hartshorne Woods Park)
6. Imlaystown School (Clayton Park)
7. Brookdale Farm Historic District (Thompson Park)

While the Park System is rightly proud of its work preserving County history, historic preservation is not the sole responsibility of the Park System. Preservation of the County's historic resources requires the commitment and involvement of all levels of government as well as the private and non-profit sectors. The Park System is not designed to accommodate a countless number of museums or living history sites, and therefore many of the historic buildings need to be given new purposes, such as office use, storage, or programming space. This re-use is necessary to keep the buildings in active use and maintained. As this may not always be feasible, the Park System may need to forgo certain acquisitions of historic significance or be prepared for additional costs associated with those acquisitions.

In an effort to encourage local governments to preserve historic resources, the MCMOSGP allows acquisition projects of lands that have significant cultural and/or historic features and structures, and funds development projects for the rehabilitation of those resources. Demolition of structures that are listed on or eligible for the National or New Jersey Register of Historic

Places is not permitted. The program has funded the acquisition and rehabilitation of a number of historic properties and structures in the County, including:

1. 2005 – Manasquan - Coast Guard Station Restoration - $108,000
2. 2006 – Wall - Historic Blacksmith Shop Acquisition - $50,000
3. 2011 – Millstone - Historic Baird Homestead Acquisition - $250,000
4. 2012 – Little Silver - Historic Parker Homestead Restoration - $250,000
5. 2012 – Millstone - Historic Baird Homestead Restoration - $183,000
6. 2015 – Millstone - Clarksburg MEC Historic Preservation - $250,000
7. 2017 – Millstone - 514 Stagecoach Road Acquisition - $113,000
8. 2017 – Colts Neck - DeAngelis Property Acquisition - $250,000

ADVOCACY& EQUITY

POLICY STATEMENT #4: THE COUNTY SHALL EMBRACE ITS ROLE IN CONTRIBUTING TO THE QUALITY OF LIFE OF ALL ITS CITIZENS BY PROVIDING ACCESS TO OPEN SPACE AND RECREATIONAL OPPORTUNITES FOR THE HEALTH AND WELL-BEING OF ALL COUNTY RESIDENTS REGARDLESS OF MEANS, AGE, OR ABILITY AND SHALL ADVOCATE ON BEHALF OF ITS CITIZENS WITH THE STATE, MONMOUTH COUNTY MUNICIPALITIES, AND PROPERTY OWNERS TO ENSURE EQUITABLE ACCESS TO PARKS AND OPEN SPACE.

Monmouth County is home to 630,000 citizens of all ages, abilities and interests. It is the responsibility of all park systems to provide parks and recreation opportunities to all citizens, regardless of who they are, where they live, or their abilities. As public agencies we must protect and serve the public trust and our plans and actions must reflect that solemn trust.

As part of their latest Strategic Plan, the National Parks and Recreation Association (NRPA) has adopted what they call the “Three Pillars” of Health & Wellness, Conservation, and Social Equity as the core principles that should guide the work of the NRPA and all constituent parks and recreation organizations.

> *Our nation’s public parks and recreation services should be equally accessible and available to all people regardless of income level, ethnicity, gender, ability, or age. Public parks, recreation services and recreation programs including the maintenance, safety, and accessibility of parks and facilities, should be provided on an equitable basis to all citizens of communities served by public agencies. Social equity is a critical responsibility borne by every public park and recreation agency and the professionals that operate them. It is a right, not just a privilege, for people nationwide to have safe healthful access to parks and recreation.*

The National Recreation and Park Association (NRPA) believes park and recreation agencies, through the provision of equal access to parks and recreation, should cultivate community ties through programs and services for all which produces public benefits by connecting people more deeply to the fabric of the community. This sense of connectedness makes communities livable and desirable.



The benefits of social equity and universal access to public parks and recreation are many, including:

- *Public enjoyment and engagement. Where parks and open space are plentiful and recreation services strong, residents enjoy the closest attachment and engagement within their communities; and studies indicate higher levels of local gross domestic product and economic well-being;*
- *Quality recreation time with family and friends. Parks and recreation services provide a space and a reason to partake in enjoying quality time, relaxation, and fun among family members and friends, thus strengthening the social and familial bonds that provide balance and satisfaction in life;*
- *Improvement of mental and physical health. Parks and recreation can reduce the impacts of chronic diseases, especially in such vulnerable populations as children, seniors, and the underserved; and*
- *Measurable decreases in rates of crime and other detrimental activities. Communities are safer as a result of a wholesome atmosphere created by well-managed parks and recreation services in communities through healthy activities and programming for all people.*

NRPA encourages initiatives that increase social equity in state and local park and recreation agencies and their communities. NRPA works to achieve these outcomes through legislative and advocacy efforts, research and knowledge sharing, and providing practical tools to public park and recreation agencies across the country. Upholding social equity is one of the core means of assuring the value of parks and recreation for future generations.

Additionally, the New Jersey Statewide Comprehensive Outdoor Recreation Plan 2018-2022 analysis of Supply and Demand for open space states:

> *"The increasing populations of senior citizens will pose challenges to park and recreation providers. It is expected that future senior citizens will be an active class of people and more physically fit, which means that they will continue to demand recreation programs and services. Recreation planners will need to consider design features and programs that accommodate the physical capabilities and recreation preferences of this population. Wellness and fitness related recreation programs are likely to be in demand. Additionally, less physical activities such as educational programs and historic and environmental interpretive programming will be popular."*

"When my husband retired from the military in 2000, I told him that I wanted to stay and live in this area rather than move away, because I have loved and used the Park System for years. I have lived all over the USA as a military wife and have never experienced a better park and recreation system as the one in Monmouth County. We truly have a unique park system and quality of life that we have to preserve."

- *Survey Quote*

The Monmouth County Park System also embraces these ideas as informing our goals and objectives for programs, operations, design and acquisition of parks and parklands. In addition to embracing equity and access for all citizens, the Park System will continue to advocate for open space preservation at all levels of government and in partnership with non-profit organizations, corporations, and private citizens. The Park System will continue to forge partnerships with government agencies, citizens groups, and other County departments to ensure equitable access to parks and recreation resources and the continued protection of valuable natural resources. The Park System approach to open space acquisition and recreation facilities development will continue to be to provide the greatest benefit for the most people over the longest period of time.



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ACTION PLAN

ACQUISITION

Land acquisition is the cornerstone of open space preservation efforts of the Park System. The following action items represent the steps necessary to successfully implement the acquisition activities of the Park System. The Park System will continue to expand and improve the Monmouth County open space inventory according to this Plan and through the following actions.

FUNDING FOR ACQUISITION

1. Recommend that the Board of Chosen Freeholders continue funding for open space preservation, including farmland preservation, while land is still available to be preserved.
2. Recommend that the Board of Chosen Freeholders continue to support the Open Space Trust Fund for County open space acquisition ensuring a stable source of funding.
3. Recommend that the Board of Chosen Freeholders continue to use a portion of the County Open Space Trust Fund to finance bonds to accelerate the rate at which critical County open space projects can be acquired.
4. Continue to participate in the NJDEP Green Acres Program (Green Acres) for access to State open space funding to leverage funds in the County Open Space Trust Fund.
5. Continue to participate in the US Department of Defense Readiness and Environmental Protection Integration (REPI) program for the acquisition of open space and development easements within the Military Influence Area (MIA) of US Naval Weapons Station (NWS) Earle.
6. Continue to review and participate in, when beneficial, Federal and private foundation grant programs for open space acquisition.
7. Encourage Federal, State, local and non-profit open space acquisition projects.

COOPERATION ON ACQUISITION PROJECTS

1. Seek interagency cooperation to preserve open space of County significance and work to avoid interagency competition or conflict.
2. Utilize the REPI program to acquire conservation lands in the MIA of NWS Earle in order to preserve valuable natural resources and water supply areas, while assisting the mission of NWS Earle by creating meaningful buffer areas and reducing conflicting land uses.
3. Incorporate preservation objectives of the Monmouth County Farmland Preservation Plan within the County Open Space Plan, as well as, incorporate preservation objectives of the County Open Space Plan within the County Farmland Preservation Plan and map.
4. Consider and balance the need for public access and recreation with the needs of the working agricultural landscape.
5. Communicate regularly with other governmental agencies and non-profits involved in parks and open space.

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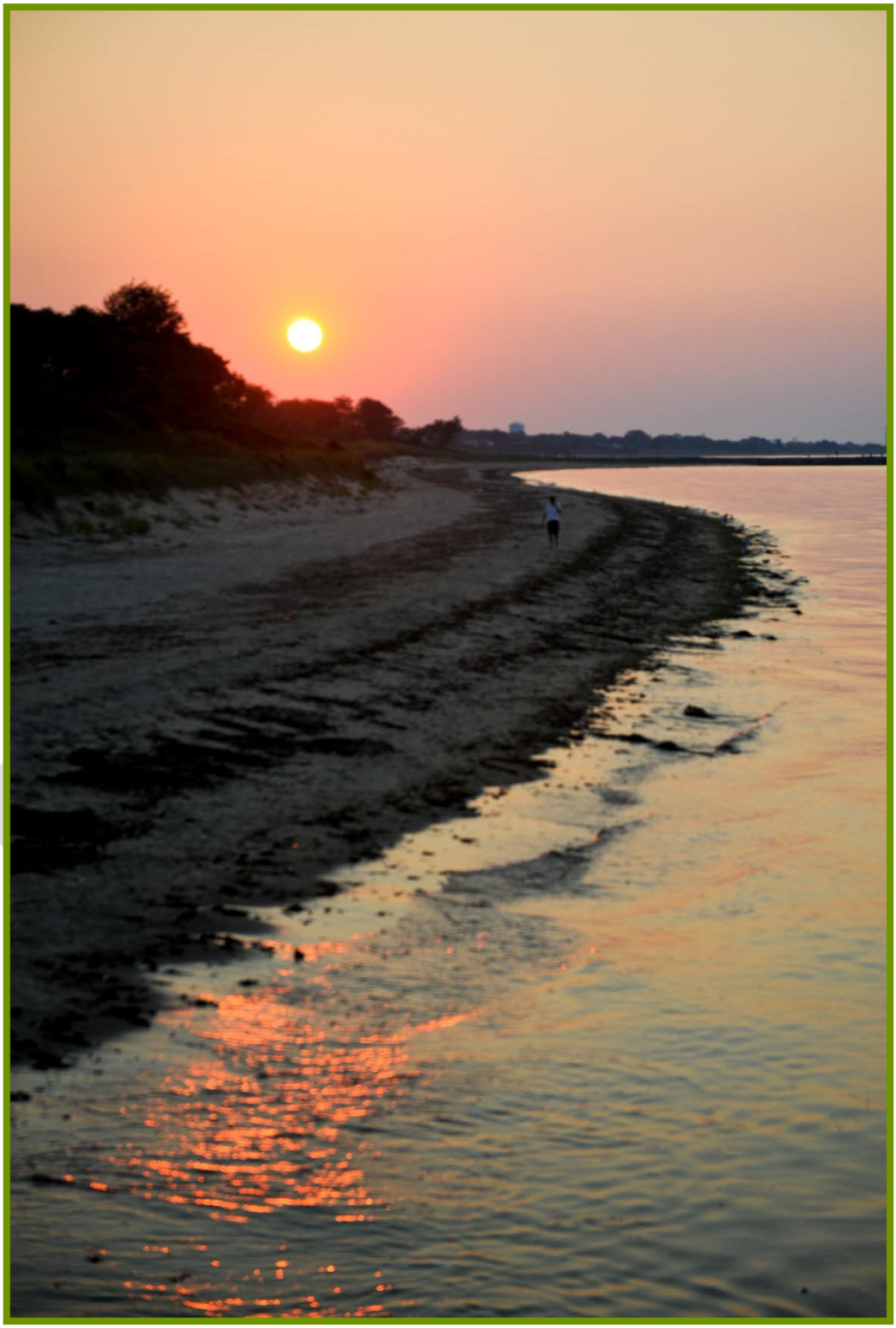
ACQUISITION GUIDELINES

1. In the aggregate, sites should meet both conservation and recreation objectives and result in a geographically balanced county park system able to serve existing and future populations.
2. Sites should be suited to their intended function as described in the Park System Lands Classification System.
3. When forced to choose between sites due to limited financial resources, the current priorities listed below should be considered. These priorities are not listed in order of importance.
   3.1. Additions to existing County parks or easements on land adjacent to parks which serve to buffer the parks from potentially incompatible development or which increase user capacity or resource management capability.
   3.2. New park sites and/or additions to existing County parks in underserved areas of the County or to connect existing parks and open space areas.
   3.3. Regional Recreation Center sites in underserved areas of the County.
   3.4. Natural areas of high resource value which cannot be protected through development regulations and/or which offer exceptional opportunities for resource-based recreation.
   3.5. Areas of high ecological, watershed protection or habitat value which are at risk of being developed.
   3.6. Opportunities for public access to bodies of water for boating, swimming, fishing, and passive enjoyment where those opportunities are presently limited.
   3.7. Greenways, blueways, railways and ancillary properties, particularly those which contribute to a County-wide trail network, which serve to preserve possible future transportation corridors, and/or which help to protect high value streams.
   3.8. Acquisitions which, while meeting County open space objectives, have added value in that they leverage funding, facilitate participation, or enhance activities by other agencies such as the Farmland Preservation Program, the Green Acres Program, the New Jersey Historic Preservation Trust, REPI, municipalities, and non-profit groups.
   3.9. Preservation of existing non-profit and privately-owned recreation facilities and historic resources that serve County residents and that are vulnerable to redevelopment. Negotiation of easements or other agreements involving less than fee simple public acquisition may be appropriate.
4. Acquire or advocate that others acquire properties within the project areas described throughout the remainder of this Plan.

Inclusion of properties within project areas described in this Plan and the associated maps does not guarantee public acquisition. The Board of Chosen Freeholders must approve all County land acquisitions, and any acquisition is subject to the participation of a willing seller and the availability of funding. Additionally, the price of land, support for acquisition, the presence of development approvals, and physical changes to a site or its environs are some of the many factors that cannot be predicted and that will affect the ultimate decision on acquisition of a particular site. Likewise, the properties within this Plan and the associated maps are not intended

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to be all-inclusive. It is anticipated that sites not reviewed during this process, or reviewed but not included, may be reviewed at a later date and found to be well suited to the plan objectives and priorities.



STEWARDSHIP, CONSERVATION & RESILIENCY

It is not enough to acquire open space lands for recreation and conservation. It is the responsibility of the Monmouth County Park System to be continuous stewards of this land and recreation facilities so that it may be enjoyed by current residents and future generations. Natural resources contribute significantly to the beauty, habitat, and recreation values of the parks and are the fundamental core of the Park System upon which many facilities are built and programs are founded. The Park System is committed to managing these resources to ensure their health and sustainability. Monmouth County's vulnerability to more intense coastal storms was experienced with Hurricane Irene in 2011 and again by Superstorm Sandy in 2012.

Monmouth County, in cooperation with NWS Earle and the surrounding municipalities completed a Joint Land Use Study (JLUS) in December 2017; the first JLUS to include a focus on climate resilience. Goal #2 of the JLUS speaks to improving post-storm resiliency for the military installation and surrounding communities through increased planning and adaptation to adverse impacts from sea level rise. The plan included reconciled sea level rise modeling and an extreme water level exposure assessment to identify potential impacts to existing and planned infrastructure in the communities that surround the installation.

Attention must be paid to the resiliency and sustainability of the Park System in changing climate conditions, rising sea levels, more intense seasonal storms, and more frequent coastal flooding.

STEWARDSHIP

1. Recommend that the Board of Chosen Freeholders continue its commitment to funding County park capital improvements and the budget for County park operations in proportion to the acquisition of additional land in order to prevent a drop in the basic level of service as the system grows.
2. Promote public awareness and appreciation of the open space resources and park facilities available to them.
3. Work with active local citizens, recreation clubs, community groups, and schools to coordinate programs that enable them to assist with stewardship work, such as "watershed clean-ups."
4. Manage, design, and improve County park properties in a manner that protects environmentally sensitive and valuable resources, while being consistent with the designated purposes, unique character, and physical conditions of each property. In the aggregate, the County parklands and facilities should be diverse so as to appeal to a broad range of possible users.
5. Continue to maintain County park buildings and grounds to preserve the long-term investment made in these facilities on behalf of the public. This includes routine

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maintenance, painting, roofing, and general upkeep as well as significant capital improvement projects and modernization of facilities.

6. Support municipal efforts to acquire and improve park and open space lands to meet local needs through the MCMOSGP and special assistance to State-designated Urban Aid communities.
7. Organize the Park System in a way that utilizes its assets while recognizing the carrying capacity of its resources, including staffing and maintenance, for continuing sustainable operation.

CONSERVATION

1. Continue to preserve areas that provide ecosystem services such as drinking water protection, flood hazard mitigation, and water body quality protection; increasing sustainable yields and reducing the costs of drinking water treatment; flood damage and emergency services; flood reduction and storm water management engineering projects; and damages to tourism and commercial fishing.
2. Continue land preservation as a means to reduce disturbance of water quality protection areas, such as our coastal and freshwater wetlands, aquifer recharge areas, erodible soils, and steep slopes; reducing threats to our water quality from flooding, erosion, and siltation.
3. Preserve significant habitat areas for plants and animals and natural corridors for migration to protect the critical ecological diversity for the County for the enrichment of human life and to facilitate understanding of our natural environment for younger generations.
4. Continue to review the Park System Classification System of existing and future park sites to determine if natural lands should be reclassified to better protect resources and to better accommodate current and future staffing levels. While public park lands should be available to the public, not all County park lands should be developed with recreation facilities

"As long as the County is not built-out, we should remain resolute in our mission to continue to preserve and conserve lands, while the opportunity to do so is still here. Once the land is gone, and the County is built-out, the open space goal will have reached its zenith. Then, it will be entrusted to the stewards of the land with the responsibility to maintain and protect it with all of the intrinsic qualities that are derived from it."

- *Survey Quote*

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and many should remain open and undeveloped.

5. Work with municipalities and regional groups to enable natural resource and watershed protection through collaboration and cooperation, establishing a system of open space, protected lands and waters for improved quality of life.
6. Continue to work with conservation partners, such as the County Farmland Preservation Program, MCF, and others to acquire and preserve conservation lands throughout the County. Coordinate with surrounding counties and municipalities on open space projects, such as regional trails, greenways, and habitat conservation corridors.
7. Maintain, preserve, and maximize the existing beauty, wildlife habitat, and landscape value of all non-forested land within parks, thus contributing to species richness and recovery and enhancing open space values in the County.
8. Identify the threat invasive species have on the open space resource and develop strategies to reduce or eliminate their impact.
9. Evaluate natural resources within parks and identify short and long-term management needs to preserve these assets.
10. Achieve specific goals in the management of species, both to establish and increase desirable species and to reduce populations that are having negative impacts.
11. Restore natural processes by planting native plants, reducing negative impacts, and encouraging best management practices wherever possible.
12. Identify forest resources, monitor conditions, and prepare preservation and enhancement strategies. Collaborate with regional programs to preserve and enhance species richness and species habitat and recovery.
13. Provide access and increase public awareness of the Park System's natural resources.

RESILIENCY

1. Continue participation in the Monmouth County Hazard Mitigation Program in cooperation with the Monmouth County Office of Emergency Management.
2. Protect and restore natural features, such as riverbanks, wetlands, dunes, rain gardens, maritime forests, natural vegetative buffers, and tree roots which provide natural erosion protections and flood mitigation relief.
3. Encourage and pursue the use of natural resiliency practices such as living shorelines to provide shoreline protection, maintain valuable habitat, and protect the built environment against storms. Continue to protect maritime forests, tidal wetlands, salt marshes, submerged aquatic vegetation, dune systems, and estuarine reefs to dissipate wave energy.
4. Encourage and pursue the preservation of undeveloped properties located in flood plains to help alleviate flooding by preventing increased impervious surface and to serve as a natural buffer to nearby built environments.
5. Identify flood prone areas within Park System properties and determine any negative effects they will have on Park System improvements and operations. Continue to consider flood

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prone areas when siting improvements and infrastructure and the potential impacts of flooding on the property.

6. Utilize the modeling and assessment work begun in the JLUS to identify sea level rise and storm vulnerabilities within park properties and identify any negative effects they will have on Park System improvements and operations. Continue to consider the long-term risks and costs associated with siting permanent structures within the 2050 and 2100 projection areas.
7. Seek opportunities to implement climate resilience recommendations from the County Master Plan and NWS Earle JLUS on Park System properties.
8. Promote public awareness of the important role the Park System plays in the protection of water quality and flood mitigation.



HISTORIC PRESERVATION

Historic Preservation has long been a mission of the Park System. Given the extent of historic structures and properties in the Park System, the continued acquisition of property throughout the County will continue to support the preservation and interpretation of County history. The Park System is committed to this vital role in the preservation of the historic landscapes of the County, but it must be done within the capacity of the Park System to do so effectively.

1. Preserve, maintain, and interpret the Park System's historic properties as part of its core conservation and recreation mission for the education and enjoyment of the public.
2. Restore, rehabilitate, and repair Park System historic buildings and sites in accordance with The Secretary of the Interior's Standards for Treatment of Historic Properties.
3. Nominate additional Park System structures and sites to the New Jersey and National Registers of Historic Places.
4. Promote public awareness and appreciation of the Park System's and County's historic resources through increased accessibility to information about historic sites, expanded programs, and site interpretation.
5. Continue a leadership role in historic preservation by demonstrating how historic structures in our ownership can be restored or preserved and how they can be recycled for new uses.
6. Maintain and update the Monmouth County Historic Sites Inventory.
7. Encourage and support Monmouth County's municipalities and property owners to identify, preserve, and protect historic places by providing updated historic sites documentation, technical assistance on historic preservation ordinances and zoning, grants and funding opportunities, and historic preservation methods and practices.
8. Support the nomination of both publicly-owned and privately-owned historic sites and districts in Monmouth County to the New Jersey and National Registers of Historic Places and encourage their protection in municipal master plans and historic preservation ordinances.
9. Evaluate potential Park System acquisitions of properties with historic structures or within historic districts to determine if the Park System has the resources necessary for the appropriate rehabilitation and maintenance of the structures and a program for the adaptive re-use of the structures commensurate with the mission of the Park System.
10. Historic properties that are listed on or eligible for the New Jersey and National Registers of Historic Places should only be acquired when the Park System is prepared to preserve the registered historical properties.

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ADVOCACY, EQUITY & ACCESSABILITY

Advocacy comes in many forms. Support for public policies that advance the goals and objectives of this Open Space Plan not only focus on the role of local and State government, but also on the Federal government. It is working with diverse stakeholders to achieve a system that serves the public's recreation. Equity is based upon the idea that every citizen deserves access to public parks and recreation as part of a healthy and fulfilling life. This Plan should help every citizen of the County, regardless of age, gender, or socio-economic status, get access to the parks and recreation facilities and programs that the Park System has to offer.

ADVOCACY

1. Encourage the State to actively pursue implementation of its State Open Space Plan, including the expansion of its open space holdings in Monmouth County and to act as a responsible steward of State-owned open space.
2. Encourage continued State funding of County, municipal, and non-profit park acquisition and improvement projects.
3. Encourage the State to consider a specific allocation to counties for regional open space acquisition.
4. Encourage all government entities at the Federal, State, regional, and municipal levels to review surplus lands for their potential open space and ecological values prior to disposal; and act to ensure that such lands of particular parks, recreation, and open space value remain in public ownership.
5. Encourage all government entities at the Federal, State, regional, and municipal levels, as well as private developers and non-profit agencies to create opportunities for waterfront access for the public.
6. Encourage municipalities to develop open space plans that address local issues of redevelopment, protection of natural, cultural and historic resources, recreation opportunities, preservation of community character, and green infrastructure.
7. Encourage municipalities to establish and utilize local open space trust funds to acquire, develop, and maintain local parks, recreation, and open space areas.
8. Encourage municipalities to participate in the MCMOSGP for funding of open space development and acquisition projects.
9. Encourage municipalities and private developers to pursue creative development techniques, such as cluster zoning and lot size averaging, as a means to protect natural, cultural, and historic resources and to protect and potentially create public recreation resources without the expenditure of public funds.
10. Encourage and cooperate with municipalities in creating pedestrian and bicycle linkages between different open space areas, as well as between open space areas, residential areas, schools, and other centers of activity.

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11. Encourage farmland preservation at the State, County, and local levels.
    10.1 Encourage joint projects with the Farmland Preservation Program to maximize effectiveness of both programs.
12. Act to influence Federal, State, regional, and local policies that impact open space.
13. Continue to work with the County Planning Board and County Geographic Information Systems Office to compile accurate maps of municipally preserved farmland and open space for County use and sharing with Green Acres, adjacent counties, local municipalities and non-profits.
14. Participate in inter-agency planning and preservation programs to facilitate cooperative open space preservation, regional recreation programs, and regional trails development.
15. Work with NWS Earle to reduce potential conflicts in the MIA with Park System assets.

EQUITY & ACCESSABILITY

1. Follow Acquisition Guidelines as they pertain to providing parks and recreation resources in underserved areas.
2. Work to develop additional recreation resources in underserved areas, especially Urban Aid Communities and continue to direct additional resources from the Municipal Open Space Grant Program to Urban Aid Communities.
3. As the Park System continues to acquire land and facilities, identify any ADA deficiencies and takes steps to correct them before use by the public and staff.
4. Continue to provide support, maintain existing facilities, and develop new facilities for therapeutic recreation and special needs programs.
5. Continue to support facilities and programs for underserved populations such as S.P.U.R. at Sunnyside Equestrian Center and other similar non-profit organizations.
6. Continue to develop barrier free playgrounds and design innovative facilities throughout the County that are accessible for the enjoyment of people with different abilities.
7. Work with the Monmouth County Planning Board to analyze the demographics and geographic distribution of the County's aging population. Use these analyses when planning and designing park and recreation facilities that account for the needs and preferences of this growing demographic.
8. Work with the Monmouth County Planning Board, County Engineering, and NJ Transit to increase accessibility to Park System facilities from NJ Transit bus and rail facilities.

"Living in Monmouth County for 80 years I have seen the open space fund do wonders for our county; the Park System has provided an array of excellent programs and facilities for its tax payer."

- *Survey Quote*

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CONNECTIVITY

A Regional Trail System within the County that connects to local neighborhoods, parks, and trails, as well as connecting to regional trail networks in adjacent counties is an explicit goal of this Plan. However, connectivity is not just about trails within and between parks. Connectivity is also about how the public accesses the Park System, especially without the use of automobiles, but through transit, bikes, and pedestrian connections into neighborhoods and the linking of recreation and habitat conservation elements through greenways and blueways. Connectivity is also about connecting people to the natural world around them, helping them understand that the air they breathe and the water they drink is reliant on protecting the natural habitat around them. It is about connecting people to their local natural and cultural resources as well as each to other.

IMPROVE TRAILS ACCESS

1. Identify and improve off-road County park linkages through the development of multi-use trails, via existing open space, municipal partnerships, new land acquisitions, trail easements and acquisitions for greenways and blueways.
2. Commit to connecting and enlarging the County Regional Trail System.
    - 2.1. Increase access and connections to parks and neighborhoods along the length of the Henry Hudson Trail.
    - 2.2. Complete missing sections of the Henry Hudson Trail, including the crossing of the Garden State Parkway, the North Jersey Coastline Commuter rail line, and Lake Matawan. Improve the trail along the Route 79 corridor.
    - 2.3. Work with NJ Transit to create a Transitway connecting the Henry Hudson Trail to the Aberdeen-Matawan Train Station.
    - 2.4. Work with Middlesex County to create connections to Middlesex County from the Henry Hudson Trail.
    - 2.5. Work with Highlands Borough to connect the Henry Hudson Trail to Sandy Hook via dedicated bike lanes.
    - 2.6. Increase access and connections to parks and neighborhoods along the length of the Union Transportation Trail.
    - 2.7. Work with Ocean, Mercer, and Burlington Counties in the extension of the Union Transportation Trail to create a multi-county trail.
    - 2.8. Work with County partners to identify additional regional trails, especially Rail-to-Trail and Rail-with-Trail opportunities to create a State-wide Regional Trail System.

> *"Great Park System. I just love walking and biking the trails in our local parks"*
>
> - *Survey Quote*

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2.9. Cooperate with State, County, municipal and non-profit partners to complete sections of the Capital to Coast Trail.

2.10. Identify existing trails and potential connections that will facilitate the Capital to Coast Trail.

2.11. Identify opportunities for new regional trails.

3. Cooperate with municipalities to encourage the integration of local and regional trail systems and to provide linkages to neighboring developments.
4. Share information with municipalities regarding funding sources for trails development, including NJ Department of Transportation (DOT) and US DOT grant opportunities such as State Trails Grants, Transportation Alternatives Program (TAP), Congestion Mitigation and Air Quality Improvement (CMAQ), and Safe Routes to School grants.
5. Continue to create and improve clearly visible signage and trail markers to facilitate use of the parks.
6. Encourage landscape-scale connectivity of State, County, and municipal parks through collaboration and cooperation.
7. Work with the State to create trails and connections between County and State parks.

IMPROVE BIKE & PEDESTRIAN ACCESS

1. Work with Monmouth County Planning Board, County Engineering, NJDOT and local municipalities to increase access to County parks by identifying opportunities for bike lanes, share the road, sidewalk extensions, and improved crosswalks.
2. Work with Monmouth County Planning Board, County Engineering, NJDOT and local municipalities to map areas that generate high pedestrian and bicycle activity, such as schools, colleges, town centers, parks, and trails and work to link them to County parks.
3. Encourage municipalities to expand sidewalks and multi-use trails by participating in the Safe Routes to Schools program and encourage linkages with the parks.
4. Identify County park proximity to fixed private and NJ Transit bus stops and rail stations, and determine best routes to provide convenient access the County parks using public transportation.
5. Work with County Engineering, NJDOT and local municipalities to eliminate or reduce barriers to accessing County parks from fixed private and NJ Transit bus stops and rail stations. Focus these efforts on identifying areas lacking sidewalks or trails that can provide access to County parks and identifying dangerous intersections between public transportation stops and County parks.
6. Investigate and determine the availability of alternative transportation options for citizens with mobility issues to access the parks, including Monmouth SCAT and Dial-a-Ride.

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OPEN SPACE ACQUISITION

The Monmouth County Park System has been built through different acquisition methods over the years, including fee simple acquisitions, donations, easements, and cooperative projects. In order to continue to meet the open space needs of the County, the staff of Land Preservation Services works to implement the Monmouth County Open Space Plan by acquiring properties that are deemed a high priority before they are permanently lost to development. The acquisition of properties consistent with the Open Space Plan is achieved in accordance with the Land Preservation Services Procedural Guide.

While the Park System has multiple options for acquisition, the preferred method is fee simple acquisition by purchase or donation. This option is more sustainable than purchasing or acquiring easements on privately owned properties because these properties under easement are still privately owned and require regular and continued monitoring, which can be costly and time consuming. Easements may not preclude certain activities on the site that may impact natural resources and they often do not permit public access to these lands. The Park System will consider easement acquisition if it includes a right of first refusal or other method for eventual fee simple ownership. The only exception to this rule is the continued acquisition of easements on municipal park properties as a requirement of the Municipal Open Space Grant Program. These easements ensure that the park properties acquired or improved using County Open Space Trust funds remain public parks in perpetuity. The Park System will continue to acquire these easements as long as the grant program is active.

ACQUISITION PROCESS

The acquisition process begins with an evaluation by the staff of Land Preservation Services, the Secretary-Director, the Chief of Acquisition and Design, the Planning Division, and the Monmouth County Board of Recreation Commissioners. Properties that are determined to be in conformance with the Open Space Plan and contribute to creating a balanced, sustainable Park System to serve present and future populations of the County will be pursued. The landowner is then contacted to determine interest in selling the property. For owners willing to consider an offer base on an appraisal, the commissioning of an appraisal is initiated.

Landowners may be in a position to consider a donation of all or a portion of the value of their land to the County. This allows limited acquisition funds to be stretched while providing a direct benefit to the citizens of Monmouth County. The potential tax benefits of a donation or bargain sale should be mentioned by the staff to landowners, encouraging the owner to seek advice from a reputable tax advisor or tax attorney for specific details. The Park System has grown as a result of generous citizens through the years and landowners are encouraged to continue this practice.

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FUNDING

Land Preservation projects are funded through the Monmouth County Open Space, Recreation, Floodplain Protection, Farmland and Historic Preservation Trust Fund. This is currently the sole County funding source for land preservation projects for park and recreation purposes. In 2007, the open space tax collection formula was changed by voter referendum to 1.5 cents per $100 of assessed valuation. In 2017, voters approved a ballot measure proposing an increase in the amount to 2.75 cents per $100 of assessed value.

With the authorization of the Board of Recreation Commissioners, applications for specific projects may be made for state and federal funding when available. The Green Acres Program is available to local units with an Open Space Recreation Plan (OSRP) for funding assistance of projects covered by the OSRP. The Monmouth County Open Space Plan has been approved by the State as an OSRP. Costs that are reimbursable by Green Acres include:

- Purchase Price
- Appraisal
- Survey
- Engineering
- Environmental Review
- Wetland Delineation
- Relocation
- Condemnation
- Title
- Demolition

Federal funding for open space and recreation should be pursued when available. The US Department of Defense (USDOD) has established the REPI program to limit encroachment and incompatible land use through land acquisition of properties within proximity to military bases. NWS Earle's location in Monmouth County and the Monmouth County Park System's 14 parks within the MIA make it eligible for REPI funds. The Monmouth County Park System has worked with NWS Earle on two prior applications for REPI grants, neither of which was funded. The third attempt was successful and the US Navy will fund certain projects in the vicinity of NWS Earle to permanently preserve open space in the MIA in proximity to existing parks with the use of REPI funds.

Funding is also available from private, non-profit groups, and through donations. The Park System pursues grants for the acquisition of open space as they become available. Working with non-profit groups, including groups such as MCF, New Jersey Conservation Foundation and the D&R Canal Greenway, has allowed the Park System to acquire land for preservation.

PARTNERS

The preservation of land is possible with continued partnerships with various public and private organizations. The Monmouth County Park System is committed to working with government and non-profit partners to further the Open Space Plan. Partnerships will take on a variety of forms depending on the specific project. They can be advisory or cooperative with the aim of

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preserving open space for the use and enjoyment of present and future generations. Partnerships with the following entities are intended to further the goals of the Open Space Plan.

- Monmouth County Municipalities
- Other Monmouth County Agencies
- MCF
- Friends of the Monmouth County Park System
- Other Local Non-Profits
- D&R Greenway
- Audubon Society, American Littoral Society, NY/NJ Baykeeper
- New Jersey Recreation & Park Association (NJRPA)
- National Park System - Gateway National Park - Sandy Hook Unit
- NJ State Parks – Leonardo State Marina, Monmouth Battlefield State Park, Twin Lights Historic Site, Allaire State Park, Spring Meadow Golf Course, Cream Ridge Golf Course
- NJ Division of Fish & Wildlife – Assunpink, Imlaystown Lake, Manasquan River, Navesink River, Pleasant Run, Prospertown Lake, Shark River Access, Swimming River, Turkey Swamp WMAs
- NJ Natural Lands Trust – Whale Pond Brook Preserve
- NWS Earle
- Green Acres
- State Agricultural Development Committee (SADC)
- Monmouth County Agriculture Development Board (MCADB)

The Park System currently meets regularly with the Monmouth County Planning Division, Office of Farmland Preservation and MCF to coordinate on land preservation projects that are the focus of each agency. The meetings include the review of acquisition projects by each group and the potential for cooperation and the prevention of competing acquisition priorities.



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Additionally, the County Farmland Preservation Plan is reviewed by Park System staff to identify potential conflicts, and this County Open Space Plan was reviewed by Farmland Preservation staff for the same purpose. The Park System and the Farmland Preservation Program has partnered before, and will likely partner again, on certain farm preservation projects in which the Farmland Preservation Program purchases an easement on the tilled fields and the Park System purchases the stream corridor on the property in fee. The Monmouth County Park System will continue to form partnerships to create a balanced and sustainable Park System for the benefit of Monmouth County residents.

"We live in one of the most beautiful areas of New Jersey and we are fortunate to have so many well maintained parks and natural wooded areas. My family and I enjoy Huber Woods, Hartshorne Woods, Thompson Park, and Holmdel Park. We boat on rivers, mountain bike, hike, run, and cross country ski.

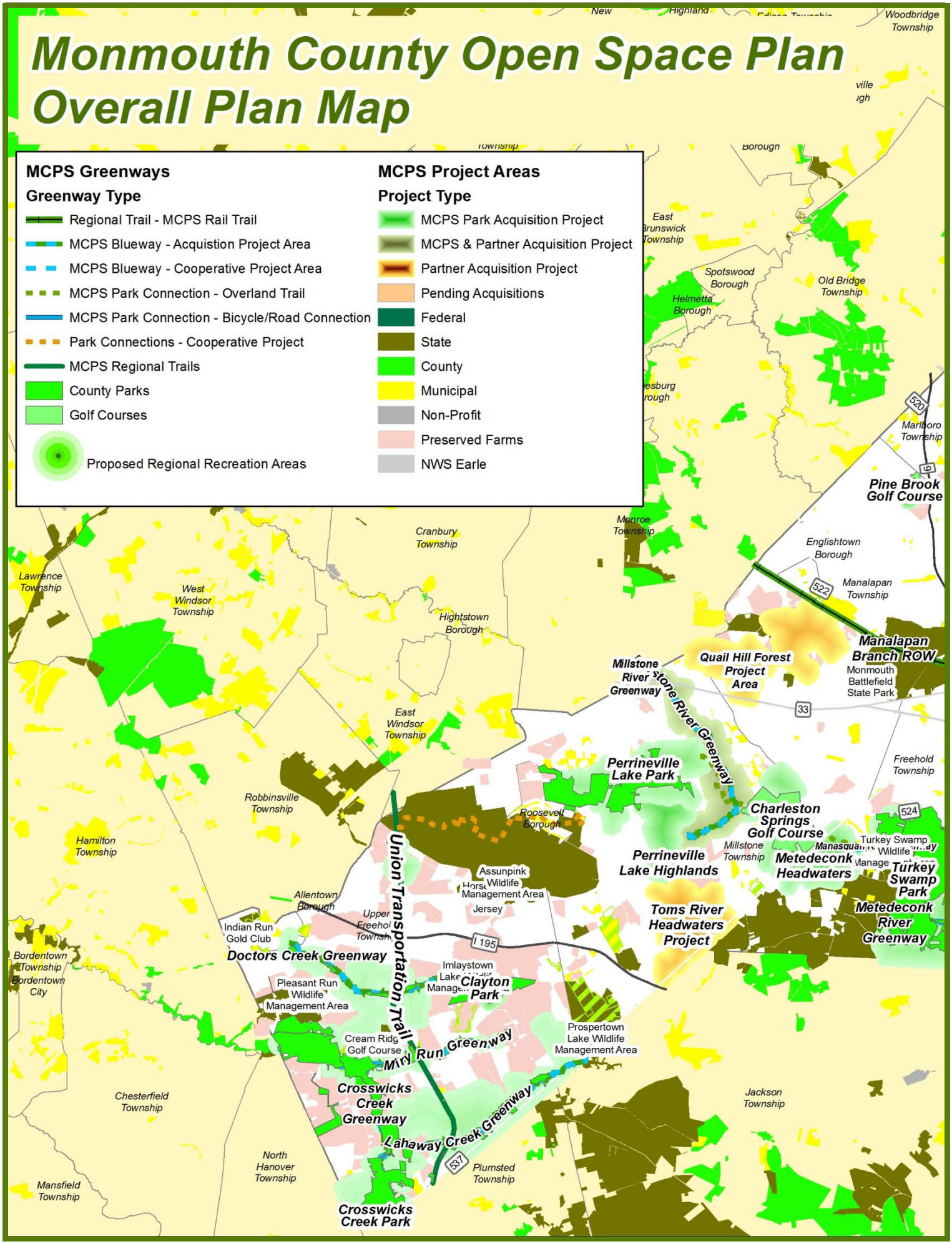
We have taken out of town guests on hikes and beach walks. The parks are always well maintained; never too crowded and just rustic enough that often you feel like you are the only one lucky enough to have discovered the natural beauty of Monmouth County and you want to keep it a secret. Any additional development would ruin this."

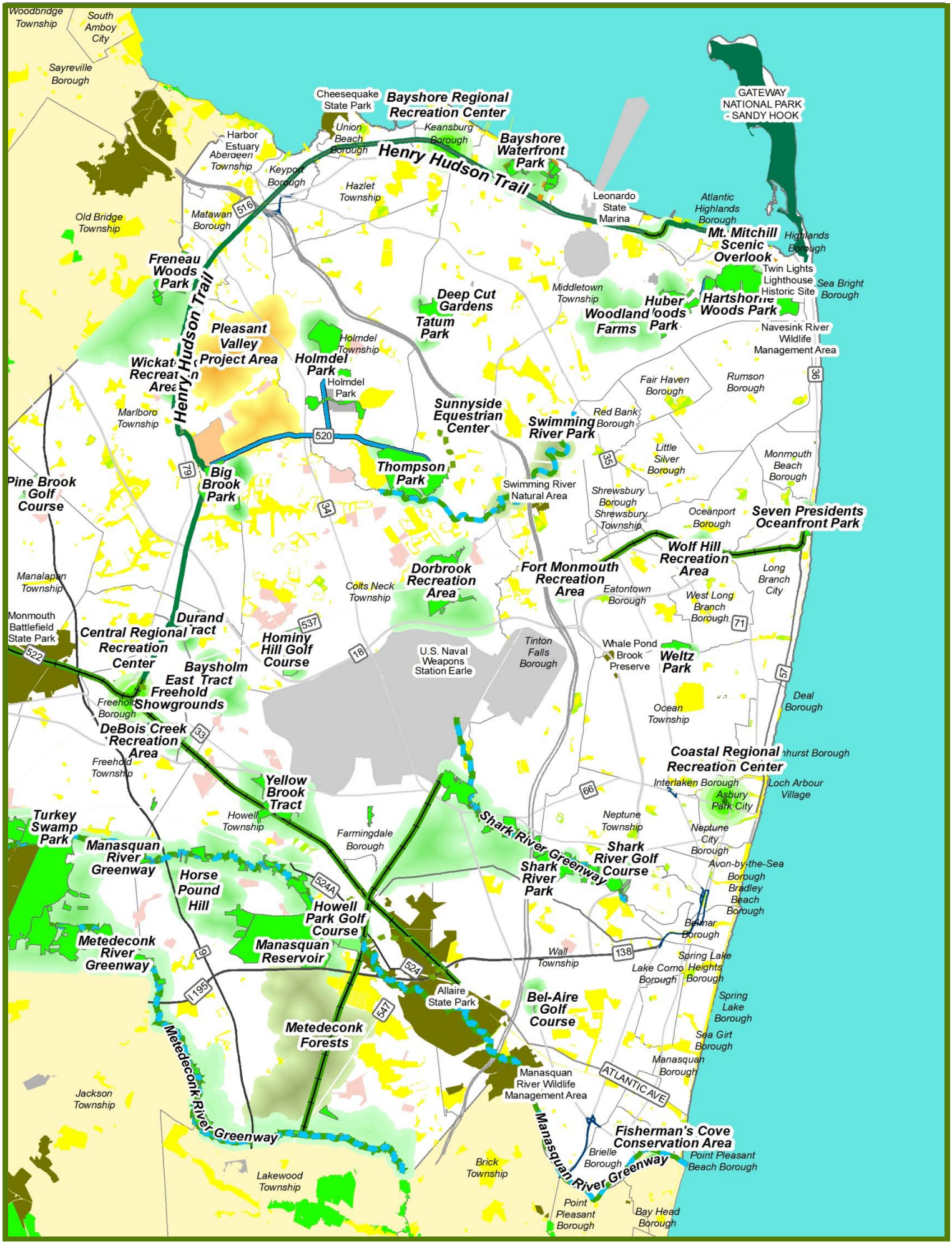
- *Survey Quote*

It is important to note that there are significant differences between the preservation of farmland through agricultural conservation easements and the fee simple preservation of open space. While both programs prevent the conversion of farmland to residential subdivisions, protect scenic landscapes, may help maintain water quality and provide non-structural stormwater management, they also serve very different purposes. Farmland preservation uses public funding to support a specific industry. The public benefits of farmland preservation do not include public access. Preserved farms remain private property and are dedicated to agricultural production. Preservation as open space permits public access, outdoor recreation and future potential for recreational facilities development.

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Monmouth County Open Space Plan
Overall Plan Map




Woodbridge Township
South Amboy City
Sayreville Borough
Cheesequake State Park
Bayshore Regional Recreation Center
Keansburg Borough
Union Beach Borough
Harbor Estuary
Aberdeen Township
Keyport Borough
Hazlet Township
Henry Hudson Trail
Bayshore Waterfront Park
GATEWAY NATIONAL PARK - SANDY HOOK
Leonardo State Marina
Atlantic Highlands Borough
Highlands Borough
Mt. Mitchill Scenic Overlook
Twin Lights Lighthouse Historic Site
Sea Bright Borough
Old Bridge Township
Matawan Borough
516
Freneau Woods Park
Henry Hudson Trail
Deep Cut Gardens
Tatum Park
Middletown Township
Huber Woodland Farms
Hartshorne Woods Park
Navesink River Wildlife Management Area
Pleasant Valley Project Area
Holmdel Township
Holmdel Park
Holmdel Park
Wickatunk Recreation Area
Fair Haven Borough
Rumson Borough
36
Marlboro Township
520
Sunnyside Equestrian Center
Red Bank Borough
Swimming River Park
Little Silver Borough
35
Monmouth Beach Borough
79
Big Brook Park
Thompson Park
Swimming River Natural Area
Shrewsbury Borough
Shrewsbury Township
Oceanport Borough
Seven Presidents Oceanfront Park
Pine Brook Golf Course
34
Wolf Hill Recreation Area
Manalapan Township
Dorbrook Recreation Area
Colts Neck Township
Fort Monmouth Recreation Area
Eatontown Borough
West Long Branch Borough
Long Branch City
71
Monmouth Battlefield State Park
Durand Tract
Central Regional Recreation Center
Hominy Hill Golf Course
537
18
U.S. Naval Weapons Station Earle
Tinton Falls Borough
Whale Pond Brook Preserve
Weltz Park
522
Baysholm East Tract
Freehold Showgrounds
Freehold Borough
57
Deal Borough
Ocean Township
DeBois Creek Recreation Area
33
Freehold Township
Coastal Regional Recreation Center
Interlaken Borough
Loch Arbour Village
Asbury Park City
Yellow Brook Tract
66
Howell Township
Neptune Township
Neptune City Borough
Turkey Swamp Park
Farmingdale Borough
Shark River Greenway
Shark River Golf Course
Shark River Park
Manasquan River Greenway
Avon-by-the-Sea Borough
Bradley Beach Borough
Horse Pound Hill
524A
Howell Park Golf Course
Belmar Borough
Metedeconk River Greenway
Manasquan Reservoir
69
Wall Township
138
Spring Lake Heights Borough
Lake Como Borough
524
195
Allaire State Park
Bel-Aire Golf Course
547
Spring Lake Borough
Metedeconk Forests
Sea Girt Borough
Manasquan Borough
Manasquan River Wildlife Management Area
ATLANTIC AVE
Jackson Township
Metedeconk River Greenway
Fisherman's Cove Conservation Area
Brielle Borough
Point Pleasant Beach Borough
Manasquan River Greenway
Brick Township
Lakewood Township
Point Pleasant Borough
Bay Head Borough

PARK ADDITIONS & CONNECTIONS

What follows is a review of park areas within the Monmouth County Park System and their potential for expansion to what the Park System would consider to be their maximum practical extent. This section also includes the purpose of any of these additional acquisitions and an overview of possible linkages between each park, other parks in the Park System, other open space, and local populations. The Park System does not envision that every park area will reach this maximum extent, but will use this baseline to create/update project areas and work to prioritize acquisitions in these project areas based on natural and cultural resource value, park development needs, elimination of in-holdings, and connections to adjacent open space and trail networks.

REGIONAL PARKS

BAYSHORE WATERFRONT PARK – 229 CURRENT ACRES



Bayshore Waterfront Park also includes special use areas, the Monmouth Cove Marina and the Belford Ferry Terminal Public Dock, as well as future, potential access to the adjacent sections of the Henry Hudson Trail. The entire park area contains a mix of maritime shrublands, tidal creeks, salt marshes, dunes, a mile of beach, and scenic views across the water.

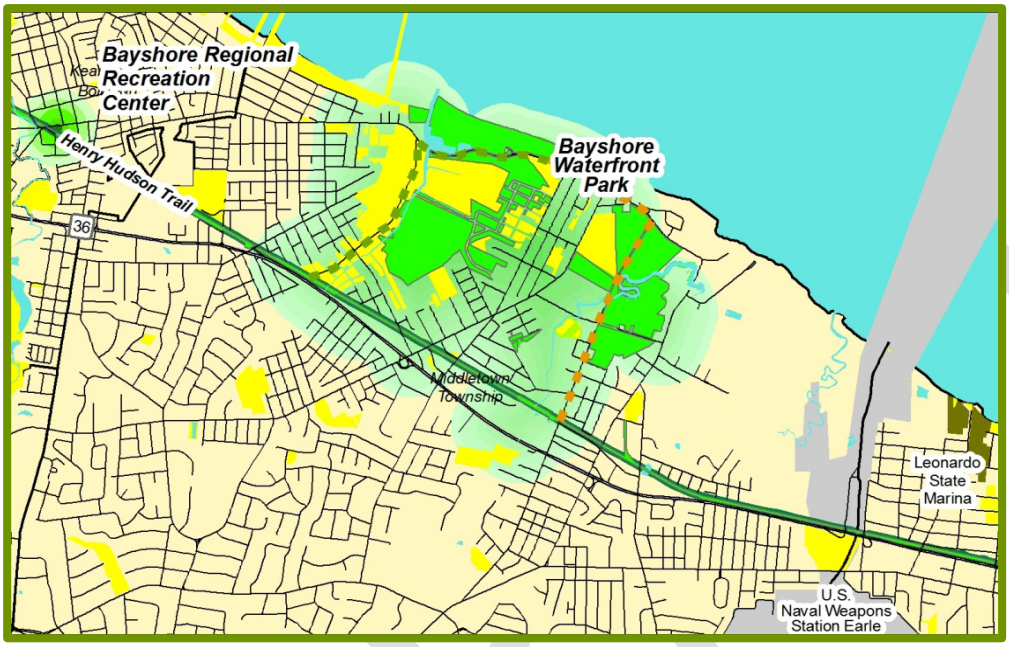
The Bayshore Waterfront Park area offers a fishing pier, access to Sandy Hook Bay, and views of the NYC skyline, Sandy Hook at the Gateway National Recreation Area, the US Navy Pier at NWS Earle, and the NY/NJ shipping channel. The park is home to the Bayshore Waterfront Park Activity Center (Seabrook-Wilson House), one of the oldest surviving houses in the region. This large frame building, dating back to the early 1700s, was constructed in several phases over the course of 200 years. The building has been fully restored and now hosts Park System nature and history programs as well as staff offices.

The Monmouth Cove Marina is a special use area within Bayshore Waterfront Park and offers 154 wet slips with electric and water service, as well as transient dockage, floating docks, a 58-rack boat storage facility, outdoor storage for boats, and a fuel dock. The area includes a large

storage and maintenance building with marina offices and restrooms with showers, as well as a picnic area.

The Belford Ferry Terminal is owned by Monmouth County and includes the Ferry Terminal Public Dock, a special use area of Bayshore Waterfront Park, which includes 30 public parking spaces and a bulkhead for temporary boat mooring, crabbing, and fishing.

Acquisition



This Plan recognizes that Bayshore Waterfront Park has the potential to expand by approximately 275 acres with the addition of approximately 200 additional parcels. The purpose of any expansion at Bayshore Waterfront Park is for the inclusion of additional habitat areas, including maritime forest, dunes, and salt marsh, as well as areas for visitor parking and additional access to the Henry Hudson Trail. Additionally, consolidating ownership of the patchwork of marsh properties in the area can lead to a unified habitat restoration plan.

Connections

Bayshore Waterfront Park connects to the rest of the Park System via the Henry Hudson Trail. This Plan calls for establishing and improving pedestrian and bicycle links to the park via an improved trail on the top of the flood control dike and via an improved bicycle lane on Church Street. Additionally, Bayshore Waterfront Park can be linked to Middletown's Ideal Beach Park via the bay front and local sidewalks and the park will continue to be important in the redevelopment of the Belford Ferry Terminal/Belford Fish Market area. Habitat restoration efforts, including oyster beds and salt marsh restoration at NWS Earle, will also impact the park and represent additional opportunities for inter-agency cooperation. Bayshore Waterfront Park and surrounding county lands are currently proposed for coastal resilience projects in the County's draft Raritan/Sandy Hook Bay Coastal Resilience Planning Study.

BIG BROOK PARK – 432 ACRES



Big Brook Park was formerly used as farmland for patients at the Marlboro Psychiatric Hospital, located on the north side of County Route 520. The County purchased this property on behalf of the Park System - which once contained a piggery, dairy farm, and other agricultural operations - from the State in 1997. The Park System purchased an additional 36 acres, the former YMCA Camp Arrowhead, in 2010, which remained in operation by the YMCA until December 2015. This portion of the park is now home to the Park System's Urban Recreation Division.

The park consists of 200 acres of gently rolling fields with nearly 10 acres of hedgerows and drainages. Included in Big Brook Park is 50 acres of mature forest on the hillsides. The remainder of the site is wetland forests along Big Brook drainages. The forest is comprised of young wetland and maturing American beech, white oak, tulip poplar, and hickory trees. The site is classified as an Important Birding Area (IBA) for the benefit it provides to migratory and non-migratory bird species, and the number of bird species present at the site.

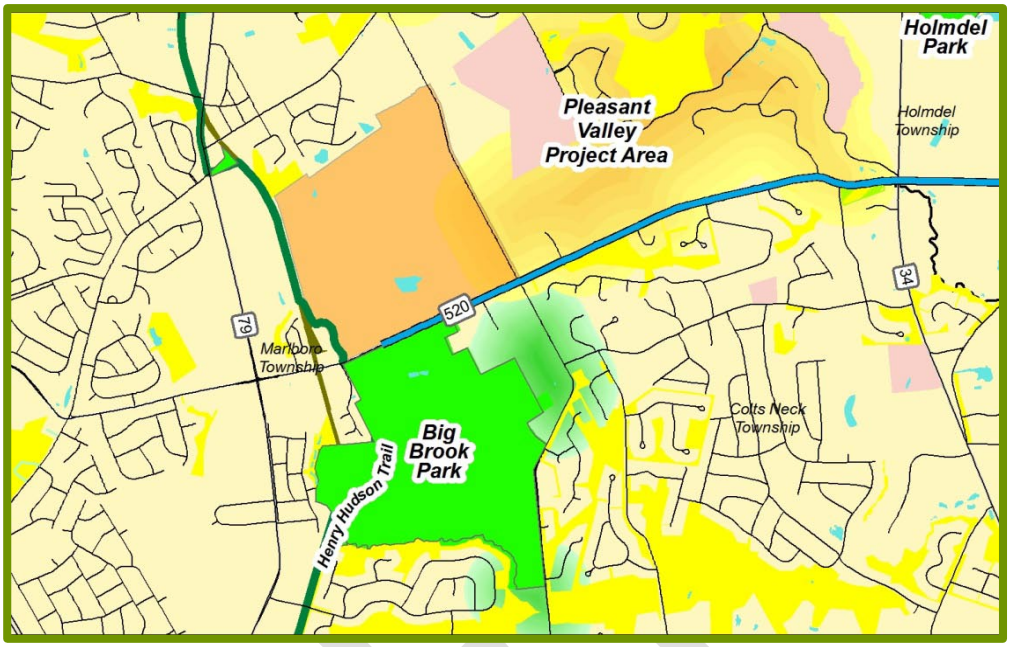
The Camp Arrowhead portion of the park contains an aquatic complex, a covered basketball pavilion, an indoor programming space, nine outdoor covered pavilions, a maintenance garage, and office space for Urban Recreation and Operations staff, as well as a high ropes challenge course, playground, archery range, two small ponds, and a small sledding hill.

Acquisition

This Plan recognizes that Big Brook Park has the potential to expand by approximately 35 acres with the addition of fewer than 20 additional parcels, not including the State-owned former Marlboro Psychiatric Hospital property. The purpose of any expansion at Big Brook Park is for the inclusion of additional habitat areas along the periphery of the park and for additional access to the Henry Hudson Trail. The largest pending acquisition, that of the Marlboro Psychiatric Hospital, is for an additional 400 acres that would essentially double the size of the current park. The Park System is in continuing negotiations with the State of NJ regarding the details of a long-term lease of the former hospital site, with the long-term goal (20 years or more) of eventually obtaining fee-simple ownership of the site.

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Connections



Big Brook Park is connected to the rest of the Park System via the Henry Hudson Trail and forms a key link in the trail system. Funding for completing the gap in the trail north of the park is being sought; the project consists of a pedestrian crossing to be constructed at Dunn Drive to cross County Route 520 (Newman Springs Road). This will lead to an existing right of way that connects to the former rail bed. Riders and walkers can then travel the 1.6 miles through wooded terrain to the intersection of State Hwy 79 at Wyncrest Road. At the intersection there is an existing traffic signal; a pedestrian crosswalk and signalization will be added. This will close a key gap in the trail.

Big Brook Park is adjacent to the Pleasant Valley Forest Habitat Cooperative Project site and can be used for linkages in the project. Big Brook Park can also be linked to the Big Brook Preserve in Colts Neck and to the Vandenberg Road Sports Complex via trail or sidewalk.

CLAYTON PARK – 450 ACRES



Clayton Park in rural Upper Freehold is located amidst the rolling farmland of Western Monmouth County. One of the most beautiful parks in the County Park System, the property is known for stately stands of red and white oak, beech, ash, and birch trees. The park was established in 1979 with the purchase of 170 acres from Paul and Thelma Clayton. The Claytons had resisted

modern farming techniques and did not allow the cutting of their timber land, ensuring large trees for generations of park visitors to enjoy.

Clayton Park is relatively undeveloped for a regional park. Currently, the park contains a small gravel lot and six miles of trails. In late 2015, the Park System acquired the former Imlaystown School on Davis Station Road. Once home to the offices of the Drug Abuse Resistance Education New Jersey, the building is now the Clayton Park Activity Center and allows the Park System to offer a variety of programs in the park.

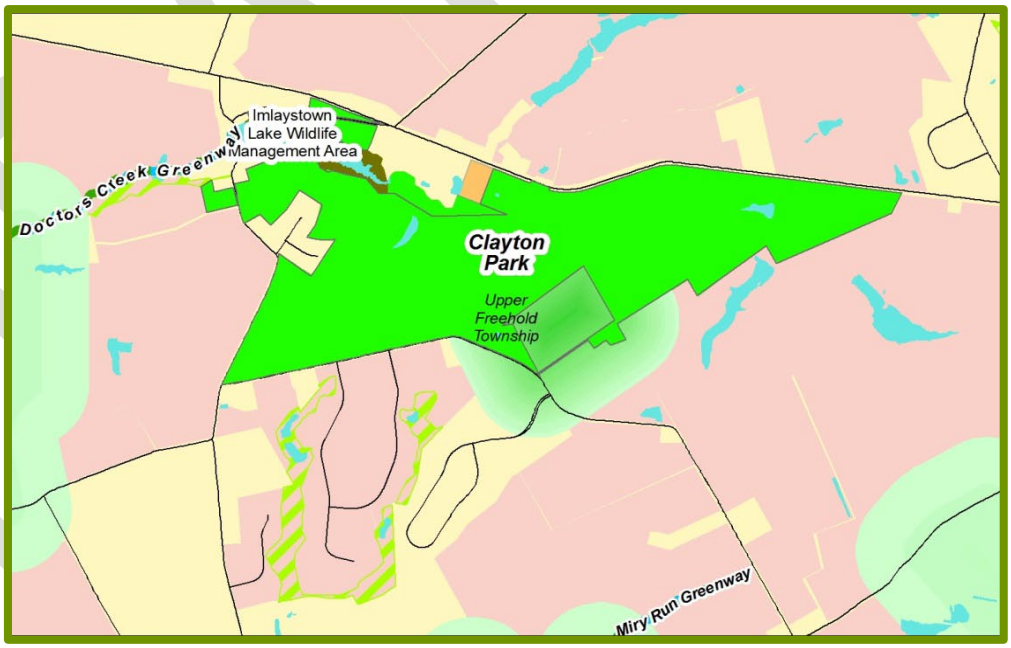


Acquisition

This Plan recognizes that Clayton Park has the potential to expand by approximately 30 acres with the addition of a limited number of inholdings. The purpose of any expansion at Clayton Park is for the inclusion of additional habitat areas and to prevent incompatible development to impact park resources.

Connections

Clayton Park can be connected to the rest of the Park System by connecting to the Union Transportation Trail via the Doctor's Creek Greenway. The park can also be linked to Crosswicks Creek Park via the Miry Run Greenway. Most of the surrounding lands around Clayton Park are preserved farmland and do not offer viable overland trail connections.



CROSSWICKS CREEK PARK – 2,346 ACRES

Crosswicks Creek Park was established in 1979 through the acquisition of the 36-acre Waln property donated by Ed and Joanne Mullen. Subsequently, the Park System continued to acquire land on both sides of the six-mile Monmouth County stretch of the Crosswicks Creek. To-date,

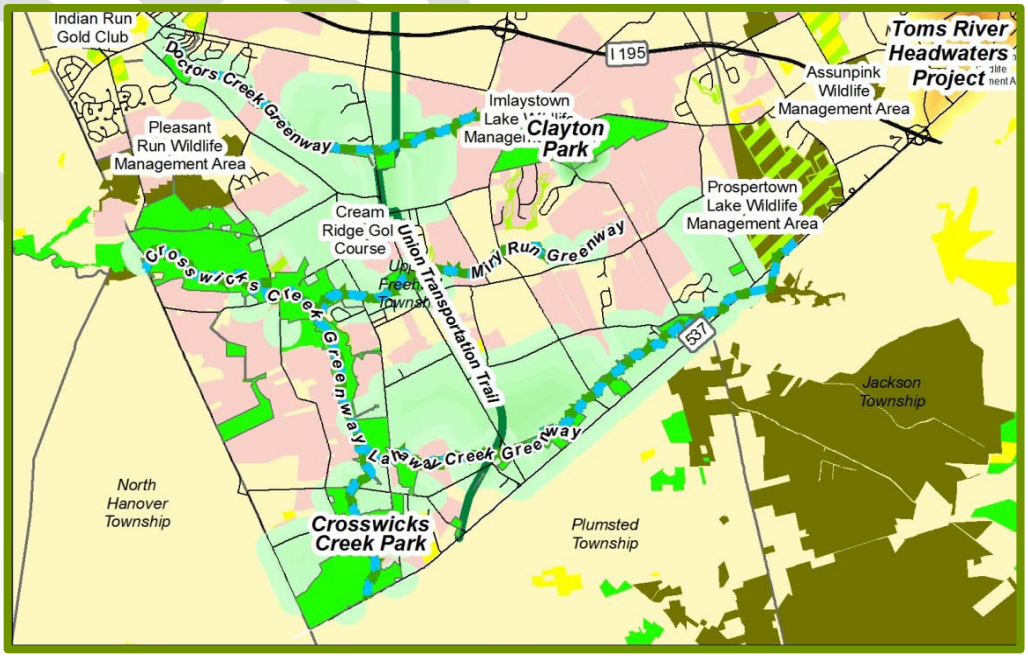
the Greenway now contains 2,380 acres of park lands, which are bounded by many thousands of acres of preserved farmland, scenic vista easements and conservation easements. The park lands act as a buffer to help preserve and conserve the watershed, protect historical sites, vistas and views, and provides for a system of recreational trails.



The Crosswicks Creek Greenway provides water quality protection for the Crosswicks Creek watershed. Parking areas and access to the creek have been provided to encourage recreational activities such as fishing and canoeing. Crosswicks Creek is used primarily for fishing, canoeing, and kayaking. Park System owned fields adjacent to the creek are popular with horseback riders and hikers.

Acquisition

This Plan recognizes that Crosswicks Creek Park has the potential to expand by approximately 500 acres or more with the addition of approximately 70 additional parcels. The purposes of any expansion at Crosswicks Creek Park is to acquire additional buffer areas along the Crosswicks Creek, Doctor's Creek, Lahaway Creek and Miry Run (major tributaries), and additional minor tributaries for the inclusion of additional habitat areas, to accommodate additional trail linkages to the Union Transportation Trail and other trails, and to prevent incompatible development in the watershed.



Connections

Crosswicks Creek Park can be connected to the rest of the Park System by connecting to the Union Transportation Trail via the Miry Run Greenway. Crosswicks Creek Park also benefits from an extensive trail network that has been planned and designed, but has yet to be implemented, that connects various portions of the park to other park areas.

Crosswicks Creek Park can also link to Mercer County's Assunpink Greenway, creating a two-county trail network with access to the Delaware River, Trenton, and beyond. Additional links to open space in Burlington County are possible.

FRENEAU WOODS PARK – 262 ACRES



Located along the headwaters of Matawan Creek and Lake Lefferts, Freneau Woods Park is comprised mostly of woodland and protects critical wildlife habitat and bolsters water quality in the region. Both historically and environmentally significant, the park provides open space in a densely populated area of the County.

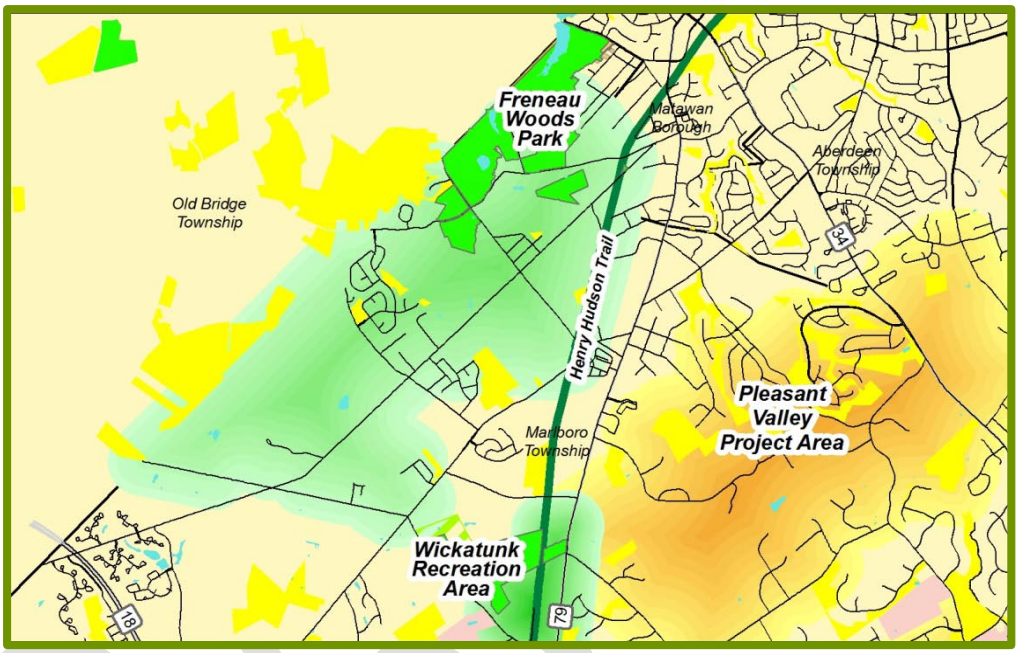
No restrooms or other facilities are open to the public at the time of this Plan. The park is open for drop-in programs provided by visitor services, as well as self-directed, passive recreation at the Greenwood Road access in Marlboro. Formal trails will be established throughout the park in the future. The former St. Basil Monastery property is closed except for scheduled Park System programs. The monastery buildings will eventually host recreation, arts & crafts, and environmental education programs.

The park is named after the "Poet of the American Revolution", Philip Morin Freneau, whose family once partly owned the property. Known for his inspirational poetry and influential political articles in support of the American Revolution, Freneau played an important role in shaping the country's history.

Acquisition

This Plan recognizes that Freneau Woods Park has the potential to expand by approximately 1,000 acres with the addition of more than 100 parcels. The northern section of the park should be considered to be bound by Lake Lefferts and New Brunswick Avenue to the north and The Woods at Marlboro subdivision and Falson Road to the south. This area can expand by

approximately 500 acres with the addition of about 90 parcels. The area south of Falson Lane contains additional patches of high value forest, including Century Forest[3], which would create a significant link to Burnt Fly Bog. This area can expand the park by an additional 500 acres with the acquisition of about 35 additional parcels.



The purpose of any expansion at Freneau Woods Park is for the inclusion of additional forest and wetlands habitat areas to create a large Regional Park, and for additional access to the Henry Hudson Trail. Expansion in the southern part of the project area would be to protect high quality forest adjacent to Burnt Fly Bog, creating a much larger habitat complex. Additionally, this expansion may provide overland trail access to Wickatunk Recreation Area by means other than the Henry Hudson Trail.

Connections

Freneau Woods Park is connected to the rest of the Park System via the Henry Hudson Trail (HHT). This link to the HHT provides links to the Park System's Wickatunk Recreation Area to the south and to Marlboro's Brandigan Open Space Property. Overland trail linkages may be possible in the future to the Wickatunk Recreation Area via a Marlboro Board of Education office property. Trail linkages are also possible to Matawan open space on Lake Lefferts, the Marlboro Baseball Complex, and to open space in Old Bridge, Middlesex County.

[3] Century Forests are those patches of forest areas that the Park System believes to be at least 100 years old, or older, based on comparisons of recent aerial photography to aerial photography from the early 1930s. This mature forest has excellent habitat value.

HARTSHORNE WOODS PARK – 779 ACRES



A hilly, forested site overlooking the Navesink River, this park is among the highest elevations along the Atlantic Coast and features prominently in area history as the former Navesink Military Reservation coastal defense site. The Park System acquired the first 660 acres of Hartshorne Woods Park in 1974. Additional land was conveyed by the Federal government in 1984, and subsequent purchases, including the 44-acre Claypit Creek section in 2005, brought the park to its current size. Known for its challenging trail system and scenic views, Hartshorne Woods is a popular park for area hikers, bicyclists, and outdoor enthusiasts. The park features cross-country ski trails, fishing in the Navesink River, and trails for walking, hiking, biking, and horseback riding.

The park is named after Richard Hartshorne, an English Quaker from London who settled here in 1669 and acquired more than 2,300 acres of land. By the early 1880s, some of the land was sold to private individuals and the U.S. government, but large portions remained in Hartshorne family ownership.

The park contains forested areas of statewide significance due to the extent of surviving Century Forest. The park also contains historic resources of national significance, including prominent World War II military installations and the Hartshorne family homestead known as Portland Place. The Hartshorne property was a desirable defense site because of its high elevation. Through the years, it hosted a number of different land and air-based military installations to defend New York Harbor and surrounding areas.



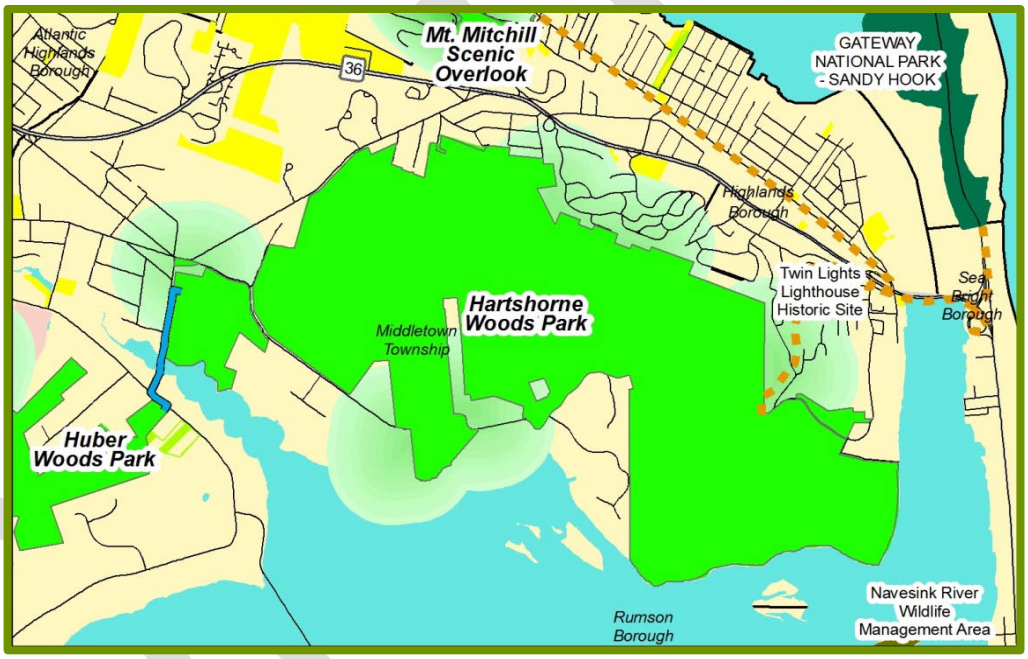
During the WWII era, batteries for heavy artillery were built on this site to modernize coastal defense efforts. These concrete and earth encasements or bunkers – considered "bomb-proof" at the time – protected personnel and equipment. A historic World

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War II naval gun from the Battleship New Jersey is on permanent display as part of the Battery Lewis restoration. The gun barrel, which is 68 feet long and weighs 120 tons, is almost identical to the 16-inch guns on Battery Lewis during World War II.

With the rise of strategic air power and nuclear weapons, the reliance on artillery batteries for coastal defense ended. During the Cold War Era, from the 1950s-1970s, the site served as a missile defense site and command center with radar, computers, and electronic plotting devices. Structures from this era have all been removed. On October 13, 2015, the Navesink Military Reservation Historic District – all 224 acres of the former military base – was officially listed on the National Register of Historic Places.

Acquisition



This Plan recognizes that Hartshorne Woods Park has the potential to expand by approximately 20 acres with the addition of fewer than 10 additional parcels. The purpose of any expansion at Hartshorne Woods Park is for the inclusion of additional habitat areas along the periphery of the park and for improved access to the Twin Lights State Historic Site.

Connections

Hartshorne Woods Park can be connected to Huber Woods Park via a dedicated trail/walkway over the Locust Avenue Bridge. The difficulty in the connection is the intersection of Locust Road (CR 8A) and Locust Point Road (CR 8A). The Park System will continue to work with County Engineering on improving this connection. Additional connections include a trail to the Twin Lights State Historic Site through the acquisition of surplus lands from the Henry Hudson Regional School District and additional linkages to Gateway National Recreation Area – Sandy Hook Unit and the Henry Hudson Trail through cooperative projects with Atlantic Highlands and Highlands. These connections to the HHT would then link the park to Mt. Mitchill Scenic

Overlook and all other Park System parks along the HHT. Trail connections are also designed to provide linkages to the Lenape Woods trail system in Middletown which would access the park in the Claypit Creek section. Watercraft access is provided to the surrounding areas, with planned improvements at Claypit Creek and at Rocky Point.

HOLMDEL PARK – 619 ACRES



Located in the heart of Holmdel Township, Holmdel Park was acquired by the Park System in 1962 and opened in 1964. Amenities of the park include paved and unpaved paths and trails for running, jogging, and walking. Horseback riding and bike riding is permitted on the trails at the Ramanessin Section of Holmdel Park. Four hard surface tennis courts are available for open play and through Park System programs. Two playgrounds for young children as well as a 20 station Fit-Trail, and a highly respected five-kilometer cross-country course draw great interest for thousands of visitors each year. Cross-country meets take place from September through November, concluding with the state high school championship finals. Holmdel Park is also a site for group nature programs and school programs.

Holmdel Park may offer sledding and/or skating if Mother Nature cooperates. This is one of Monmouth County's most popular supervised sledding hills. Snow shoeing, sledding, skating, and cross-country skiing are all popular winter activities at Holmdel Park. The Pond View Shelter Building is a focal point in the winter as a cozy place to warm up, sit by the fire, use the newly renovated restrooms, or purchase a snack from the vending machines before or after wintertime activities. Two fresh water ponds are open for fishing and are stocked with trout by New Jersey Division of Fish and Wildlife.

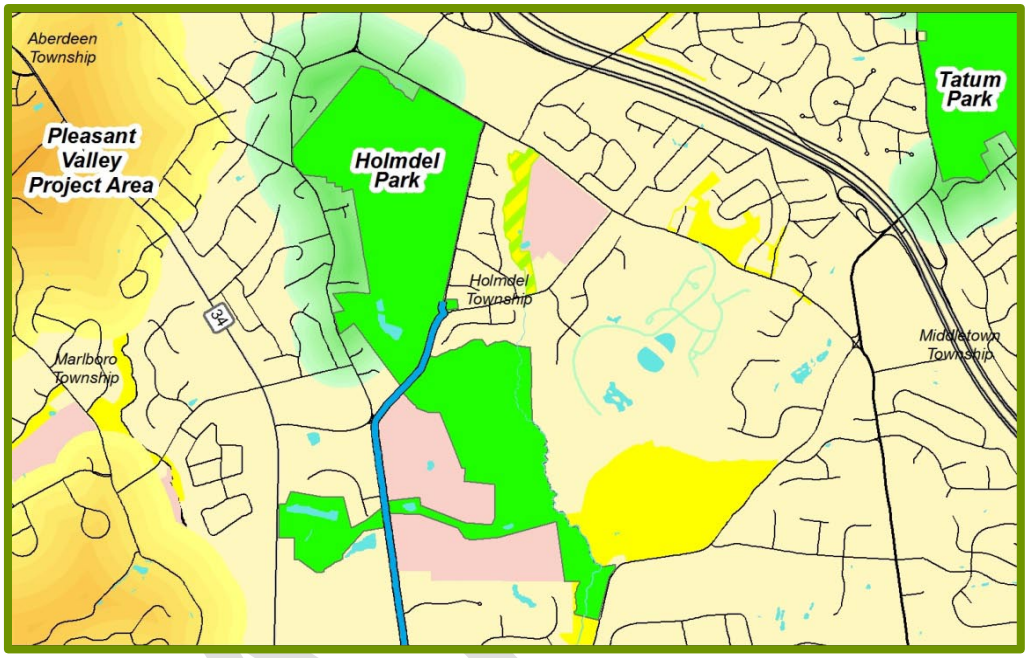
The 20-acre David C. Shaw Arboretum displays specimen trees, shrubs, and woody plants available from commercial nurseries in the County. The area is fenced to protect the plants from deer damage. A walk-through gate allows park visitors to enter and yet keep the deer from entering. The Arboretum is open every day and follows the posted park operating hours.

Historic Longstreet Farm is located inside the front gate of Holmdel Park. This area allows visitors to experience a Monmouth County 19th century agricultural homestead. This is an active

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and operating area with many historic buildings, artifacts from the period, farm animals, and crops being grown, maintained, and harvested by staff.

Acquisition



This Plan recognizes that Holmdel Park has the potential to expand by approximately 50 acres with the addition of approximately 20 additional parcels. The purpose of any expansion at Holmdel Park is for the inclusion of additional habitat areas along the periphery of the park. All future acquisition is anticipated in the northern portion of the park.

Connections

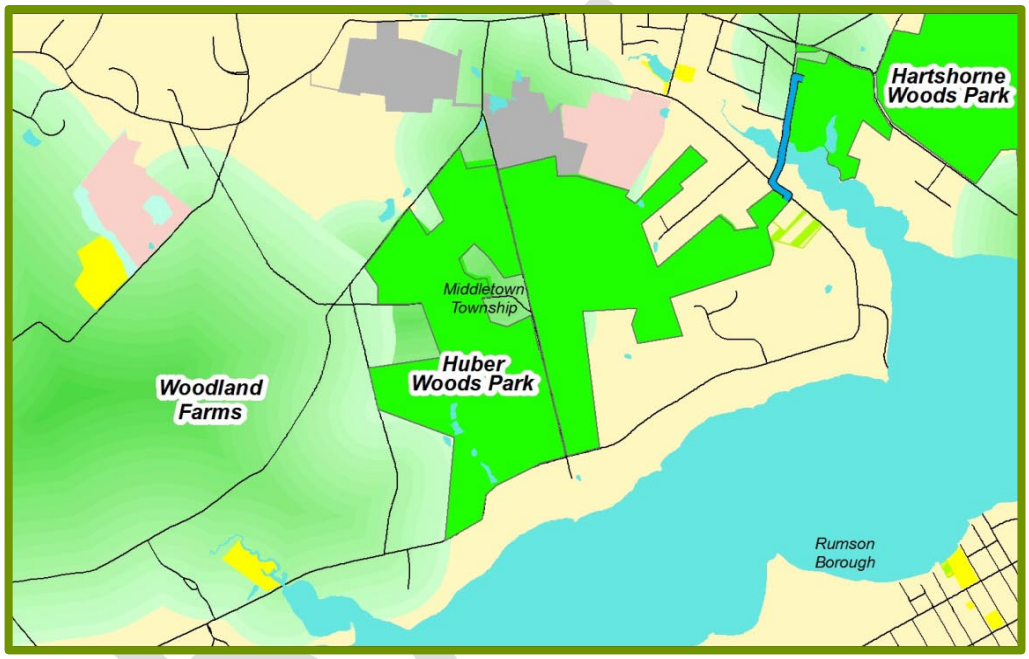
Holmdel Park can be connected to Thompson Park through the Ramanessin Greenway and Cross Farm Park, with a large section currently improved with trails or sidewalks. Holmdel Park is currently connected by trail to Holmdel's Bayonet Farm Park.

HUBER WOODS PARK – 381 ACRES



Nestled on a hill overlooking the Navesink River, the park was established in 1974 with a 118-acre gift of land from the Huber Family and the J.M. Huber Corporation. With continued acquisitions and additional land donations Huber Woods Park has grown to 375 acres of permanently preserved open space.

Besides forests and meadows, the site also features over eight miles of multi-use trails and an Environmental Center, in the former Huber family residence, designed by New York architect Edwin L. Howard. This large half-timbered house with a distinctive terra cotta roof is inspired by the old-country style of the Alpine region and reflects the cultural background of the Huber family. Deciding that they wanted to see the woods of the Huber Estate permanently preserved, Hans and Catherine donated 103 acres to the Monmouth County Park System in 1974. In 1984, the J.M. Huber Corporation donated another 48 acres of the Huber estate, and the house, to the Park System.



Acquisition

The Plan recognizes that Huber Woods Park has the potential to expand by approximately 25 acres with the addition of less than 10 parcels. The purpose of any expansion at Huber Woods Park is for the inclusion of additional habitat areas along the periphery of the park and the elimination of inholdings.

Connections

Huber Woods Park can be connected to Hartshorne Woods Park via a dedicated trail/walkway over the Locust Avenue Bridge. The difficulty in the connection is the intersection of Locust Road (CR 8A) and Locust Point Road (CR 8A). The Park System will continue to work with County Engineering on improving this connection. Huber Woods Park is immediately adjacent to the Woodland Farms Project Area. The NJ Audubon Society owns the Scudder Preserve adjacent to Huber Woods Park and cooperative trails are possible. Additional connections are possible to existing and potential Middletown Township parks via the Indian Trail.

PERRINEVILLE LAKE PARK – 1,247 ACRES



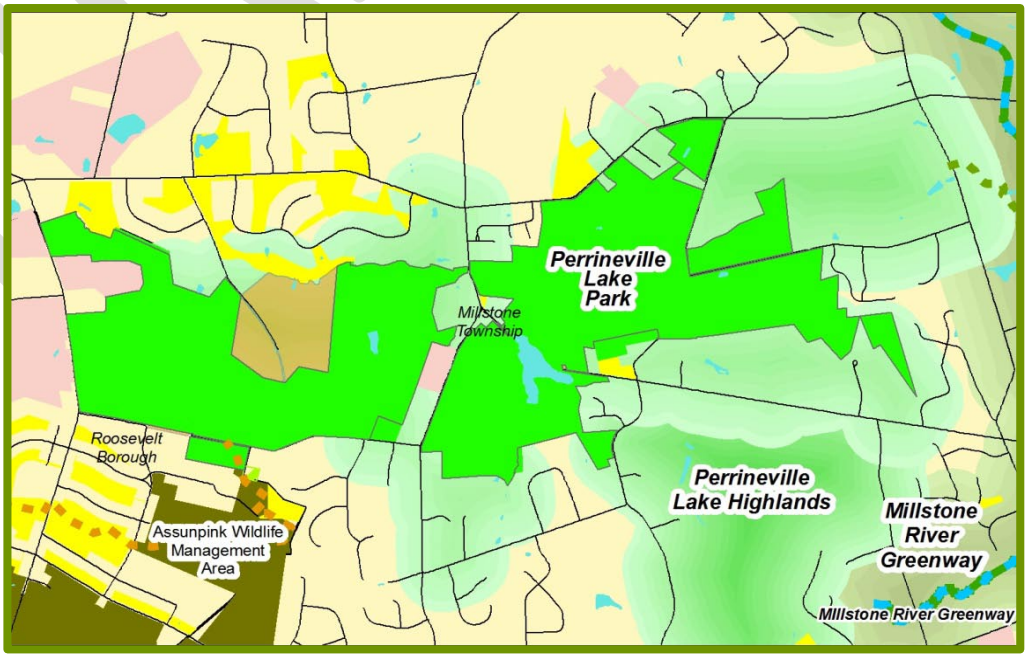
Peace and tranquility are the key words used to describe Perrineville Lake Park in Millstone and Roosevelt. The park includes beautiful woodlands, natural and agricultural fields, and a picturesque 15-acre lake. Nearly five miles of multi-use trails are a favorite among area equestrians, dog owners, and anyone wishing to take a scenic stroll. Fishing and boating on Perrineville Lake is common during warm weather months.

Many of this park's forests are young, having grown out of agricultural land that was farmed until recently. Some of the site's fields are now managed as grassland habitats for local bird species and a few are leased out for continued farming. An array of different grass and shrub species can be found in and around the fields. Birders can search for wild turkey and quail, brown thrasher, red-headed woodpeckers, bluebirds, and a variety of warbler species.

Car-top vessels such as canoes/kayaks, as well as electric-powered fishing boats, are permitted on Perrineville Lake. Species of fish caught in these waters include catfish, panfish, and bass. Keep an eye out for turtles that favor the fallen logs at the lake's edge.

<u>Acquisition</u>

This Plan recognizes that Perrineville Lake Park has the potential to expand by approximately 650 acres with the addition of approximately 60 parcels in the existing park area. The purpose of any expansion at Perrineville Lake Park is for the inclusion of additional field and

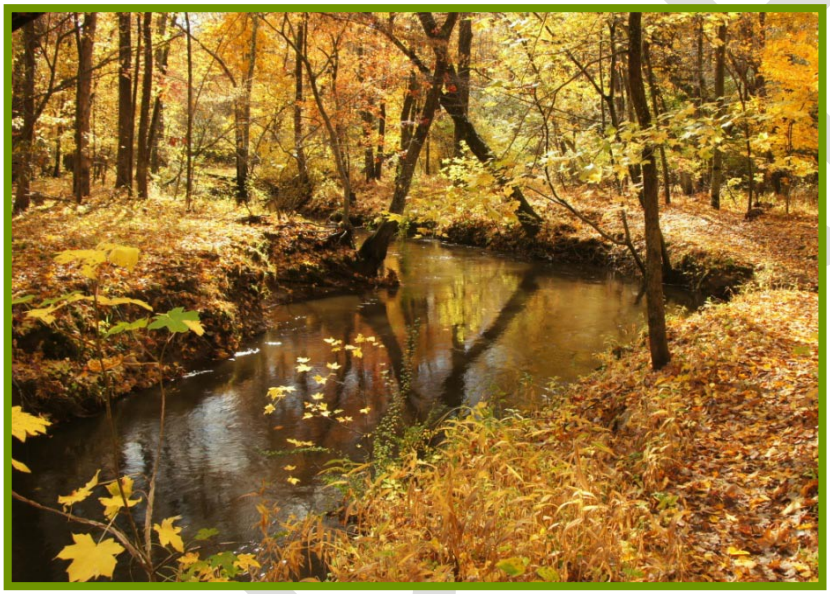


forest habitat areas and to create a larger Regional Park that connects local and regional trail systems, in cooperation with local and State open space agencies.

Connections

Perrineville Lake Park has the potential to be a major hub for local and regional trails, due to the extensive trails that exist in the park, the extensive trails network developed by Millstone and Roosevelt in the surrounding area, and the proximity of Assunpink State WMA. The proximity of Assunpink WMA provides the opportunity to link through Assunpink WMA to the Union Transportation Trail and the parks to which it is linked. The existing Millstone and Roosevelt trails can be connected and expanded within County parks. The addition of the Perrineville Lake Highlands and the Millstone River Greenway create even more opportunities to link additional parks, including linking with Charleston Springs Golf Course and eventually to Turkey Swamp Park via overland trails.

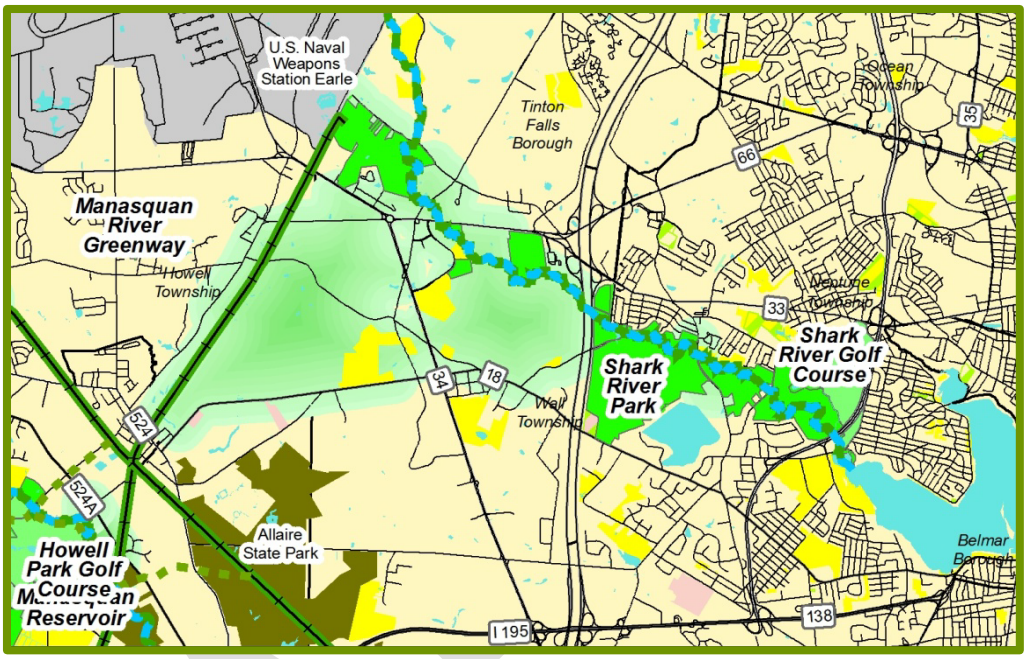
SHARK RIVER PARK – 990 ACRES



Shark River Park is the first and oldest Monmouth County Park System site, established in 1960 with surplus land from the construction of the Garden State Parkway. The park is located on either side of the Shark River in Neptune and Wall Townships with a small section in Tinton Falls. Its waterways, sandy hills, forests (including Century Forest) and ponds attract anglers and hikers in the summer, and cross-country skiers and ice skaters in the winter.

Children can enjoy climbing, swinging, and sliding on the playground year-round. Area residents can fish for largemouth bass, catfish, sunfish, yellow perch, shiners, and black crappie. The Shark River, which flows near the pond, is stocked seasonally with trout. There are also facilities for shuffleboard and horseshoes and visitors can enjoy picnic tables and grills in the picnic groves.

Acquisition



This Plan recognizes that Shark River Park has the potential to expand by approximately 1,900 acres with the addition of approximately 100 parcels in the greater park area. The purpose of any expansion at Shark River Park is for the inclusion of additional field, forest, wetland, and riparian habitat areas in the Shark River watershed (and the Kingfisher Creek watershed which feeds into the larger Mingamahone Creek) and to create a larger Regional Park in a densely populated area of the County with the potential to connect to local and an expanded regional trail systems, in cooperation with local and State open space agencies.

Connections

Shark River Park has the potential, through continued acquisition and the development of a regional Rail-to-Trail extension of the Southern Branch Right-of-Way to connect to Farmingdale and the proposed extension of the Henry Hudson Trail. This connection would link Shark River Park to the parks along the Henry Hudson Trail extension, including the Manasquan Reservoir, Howell Park Golf Course, the Manasquan River Greenway, Allaire State Park, and other local and County parks that could connect to this larger regional trail system.

"We hike in the Monmouth County Park System on a regular basis and have done so for over twenty-five years. They are extremely important to our quality of life in this area." - *Survey Quote*

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TATUM PARK – 366 ACRES



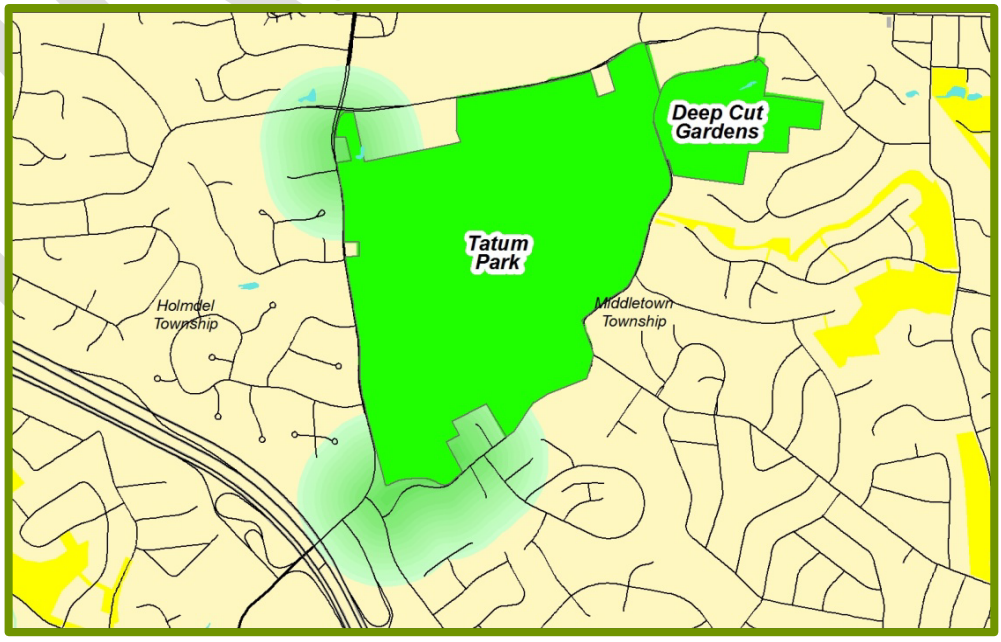
The rolling hills, open fields, and bird-filled woods of Tatum Park's 366 acres are home to two Activity Centers, a playground, and miles of scenic trails. The first 76 acres and the building now known as the Holland Activity Center were donated by Genevieve Hubbard Tatum in 1973. The former Tatum summer home is now used for sports and fitness classes and other public programs. Wedding receptions can be held at the stately mansion and on its grounds.

The second activity center, Red Hill Road Activity Center, was formerly a US Army radio wave generation station. It has become a hub of activity for people of all ages and hosts many programs throughout the year.

With over six miles of multi-use trails, walkers, runners, bicyclists, and equestrians can enjoy the quiet landscape through beautiful fields and meadows, or watch the color changes of the seasons on winding paths through stands of tulip trees, red oaks, and chestnut oaks. Children can keep busy on the playground and then have a picnic lunch with their parents at nearby tables.

<u>Acquisition</u>

The Plan recognizes that Tatum Park has the potential to expand by approximately six acres with the addition of less than five parcels. The purpose of any expansion at Tatum Park is for the inclusion of additional habitat areas along the periphery of the park and the elimination of inholdings.



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Connections

Tatum Park is immediately adjacent to Deep Cut Gardens, but they are both surrounded by medium density residential development. There is limited opportunity for links to other open space, but any road improvements in the area should consider bicycle safety.

THOMPSON PARK – 667 ACRES



Thompson Park was established in 1968 when 215 acres were received from the estate of Geraldine Thompson. Home of the Park System Headquarters, the former Brookdale Farm now encompasses 667 acres and continues Mrs. Thompson's belief that "children have to feel the ground beneath them and go out into the woods and see the trees and birds."

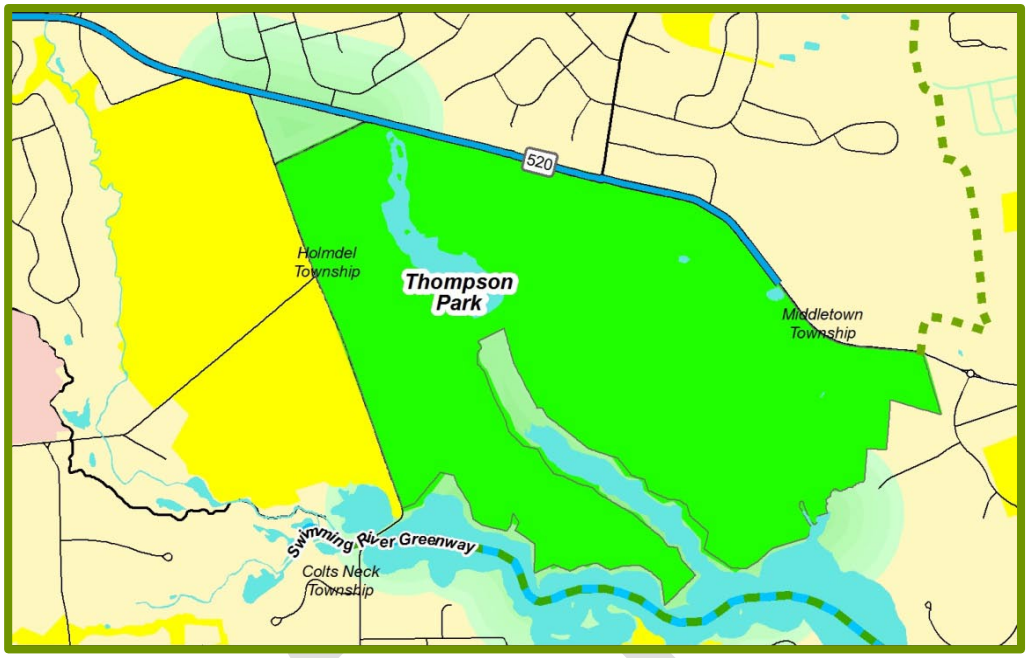
A variety of activities are offered at this Regional Park: a playground, tennis courts, fishing lake for canoes/kayaks and electric-powered boats, seasonal group picnic facility, the Creative Arts Center, off-leash dog area, and athletic fields for rental for soccer and rugby games. More than 14 miles of multi-use trails wind though woods, meadows, and waterfront areas and are used by pedestrians, bicyclists, and horseback riders.

The Three Barn area hosts a range of activities. Residents of all ages can participate in a rich array of fine art classes, pottery, and ceramics at the Creative Arts Center. The Theater Barn hosts theatre classes, theater summer camps, and other events. Bring a group and perform team building exercises on the High and Low Challenge Course. Fun activities are available year-round with fishing at Marlu Lake in the summer or cross-country skiing and snowshoeing in the winter.



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Acquisition



The Plan recognizes that Thompson Park has the potential to expand by approximately 60 acres with the addition of less than five parcels. The purpose of any expansion at Thompson Park is for the inclusion of additional lands along the periphery to preclude incompatible land uses and the acquisition of any waterfront property that may become available in the unlikely event the Swimming River Reservoir is no longer used for potable water supply. Additional lands may become available in the future if Holmdel Township makes any changes to the use of Cross Farm Park or the Cross Farm.

Connections

Thompson Park is immediately adjacent to Holmdel Township's Cross Farm Park and shares improved trails. Thompson Park can be linked to Holmdel Park through some trail extensions and sidewalk improvements via the Ramanessin section of the park and through municipal lands. Additionally, Thompson Park has the potential to be linked to Sunnyside Equestrian Center via an overland trail if easements can be obtained from a handful of landowners.

TURKEY SWAMP PARK – 2,281 ACRES



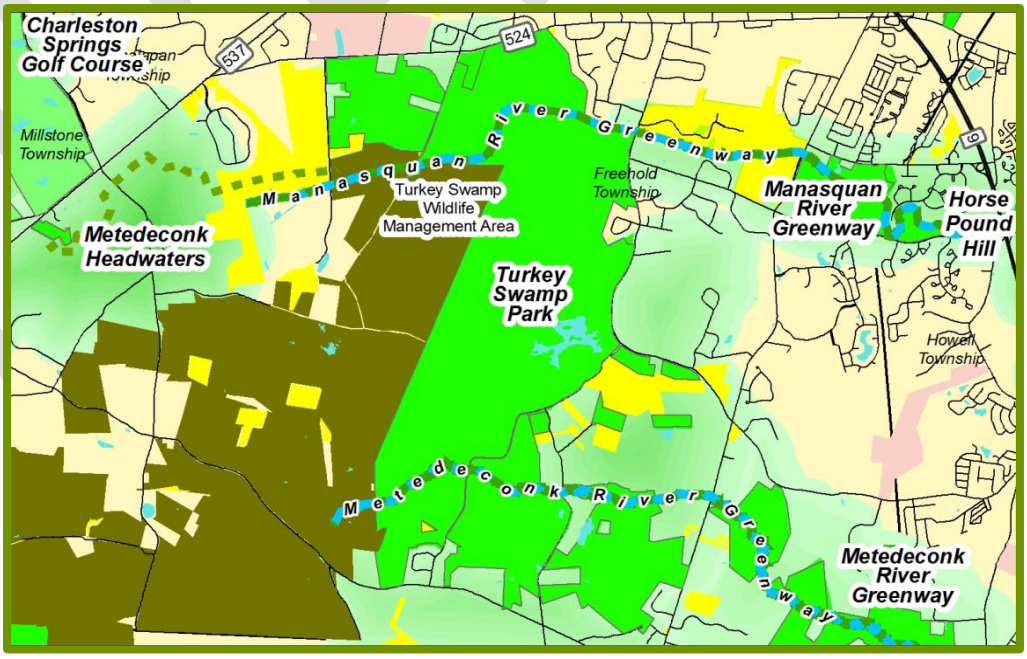
The 2,266 acres of Turkey Swamp Park are more than 90% forested by red maples, sweet and black gum, shortleaf and pitch pines, and nine species of oaks, portions of which are Century Forest. A little over half of the park is wetlands that include the headwaters of the Manasquan River, which provide much of the water for southeastern Monmouth. The State's adjacent

Turkey Swamp WMA (2,455 acres), provides a continuous ecosystem and habitat for wildlife like coyote; barred, screech, and great horned owls; birds like hermit thrush, eastern phoebe, scarlet tanager, and golden-crowned kinglet; brown bats; and an increasing population of wild turkeys. The park was named "Turkey" after the historical label for Adelphia, and "Swamp" because the thick forest with its high water table forms sphagnum bogs wherever the land dips.



Turkey Swamp Park was acquired in 1963 with the purchase of the 189-acre Bohnke Farm and other adjacent properties on Georgia Road. In 1993, the park was expanded by 303 acres with the acquisition of Nomoco Camp from the Monmouth County Girl Scouts. The park now offers a 64-site camp ground with electric and water at each site, three rental cabins, a comfort station and playgrounds. Visitors can take advantage of the 17-acre lake that offers fishing for bass, catfish, and bluegills either from the shore or on kayaks, rowboats, canoes, and paddleboats. Archery, athletic fields, playgrounds, and trails keep campers busy during their stay.

Acquisition

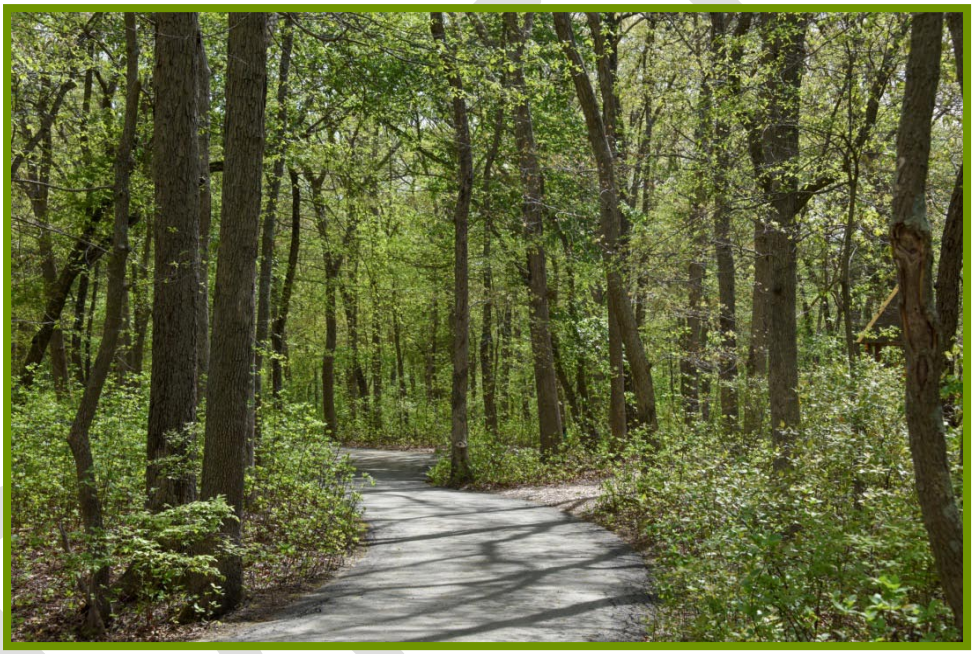


This Plan recognizes that Turkey Swamp Park has the potential to expand by more than 900 acres with the addition of approximately 200 parcels in the greater park area. The purpose of any expansion at Turkey Swamp Park is for the inclusion of additional field, forest, wetland, and riparian habitat areas in the Manasquan River and Metedeconk River watersheds and to create a larger Regional Park adjacent to the Turkey Swamp State WMA. This presents an opportunity to preserve forest, field, wetland, and riparian

habitat areas in a larger habitat complex and to connect a number of local and regional trails into a comprehensive trails network.

Connections

Turkey Swamp Park has an extensive internal trail system with the potential, through continued acquisition and cooperation with local and State open space agencies, to develop linkages to other open space. This Plan specifically recommends the continued acquisition in the Metedeconk Headwaters project area with the goal of connecting Turkey Swamp Park with Charleston Springs Golf Course. This link is designed to facilitate the development of a regional trail network to connect the Metedeconk River and Manasquan River Greenways to Turkey Swamp Park, Charleston Springs Golf Course, the Millstone River Greenway and Perrineville Lake Park for eventual connection to the Union Transportation Trail.



"Our park system is the crown jewel of Monmouth County, and part of the reason we moved here. We regularly enjoy Huber Woods, Hartshorne Woods, Thompson Park, Manasquan Reservoir and Big Brook and have visited many of the other parks as well. Our county parks are part of what makes living here different and better than living in other places. If the park system were cut or reduced we would be heartbroken!"

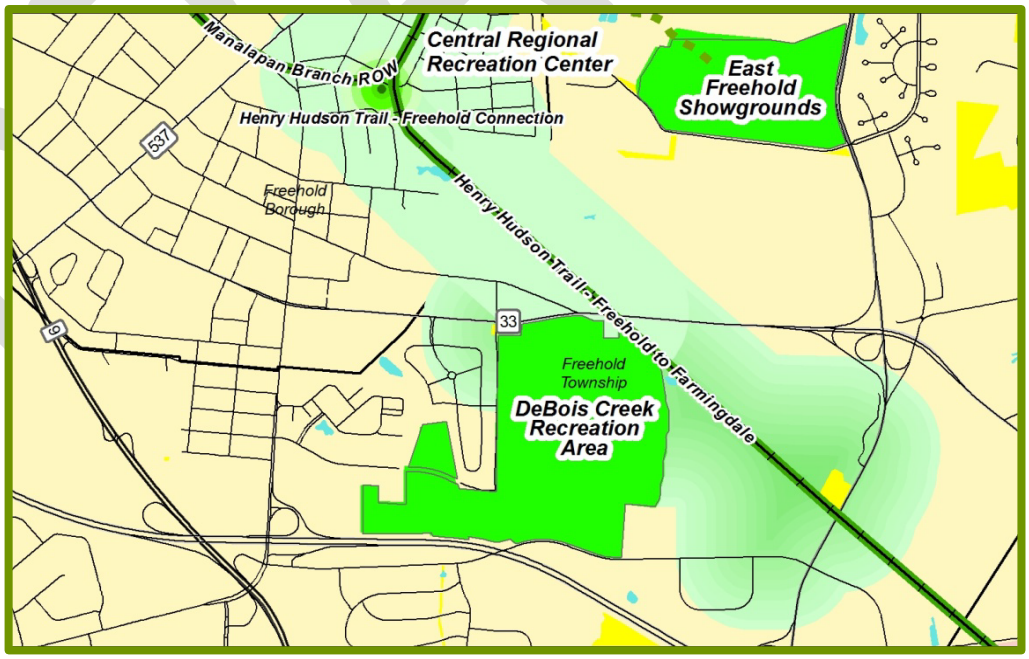
- *Survey Quote*

DEBOIS CREEK RECREATION AREA – 165 ACRES



The Park System purchased the first 109 acres in 1998, when a former sod farm zoned for industrial use became available, to protect water supply and to preserve it for future recreation opportunities. DeBois Creek runs along the eastern boundary and Bunker Creek runs along the western boundary, both draining into the Manasquan River. The northeast corner of the Recreation Area borders the seldom used Freehold to Farmingdale railroad right-of-way providing for the potential extension of the Henry Hudson Trail. There are no current designs for recreation facilities on the site, but the site is available for development in the future for regional recreation facilities in the area.

<u>Acquisition</u>



This Plan recognizes that DeBois Creek Recreation Area has the potential to expand by approximately 100 acres with the addition of approximately 10 parcels, primarily through the acquisition of additional sod farms in the area, if they ever cease to function as an agricultural use. The purpose of any expansion at DeBois Creek Recreation Area is for the inclusion of

additional lands along the periphery to preclude incompatible land uses, for the continued protection of the water supply, and to preserve opportunities for future recreation opportunities.

Connections

The DeBois Creek Recreation Area has the potential, through the development of the extension of the Henry Hudson Trail, to connect to connect to East Freehold Showgrounds, the future Central Regional Recreation Center (downtown Freehold Boro), the Yellow Brook Tract and beyond to the trail connections near Farmingdale. This connection would link the DeBois Creek Recreation Area to the parks along the Henry Hudson Trail extension, including the Manasquan Reservoir, Howell Park Golf Course, Manasquan River Greenway, Allaire State Park and other local and County parks that could connect to this larger regional trail system. The Henry Hudson Trail extension from Freehold to Farmingdale is a key regional trail project for the Park System.

DORBROOK RECREATION AREA – 535 ACRES



Dorbrook Recreation Area's first 381 acres were purchased from the estate of Murray Rosenberg in 1985. The 535-acre site includes a barrier-free playground, tennis courts, two swimming pools used for lessons, a sprayground, inline rink, basketball courts, open fields, and more than two miles of paved trails for walking, biking, and in-line skating. Dorbrook is currently the only Park System area with a sprayground and is also unique for having a dedicated area for model aircraft flying that allows model rocket launches. Dorbrook is home to the Park System's Therapeutic Recreation program that provides specialized year-round recreation programs for individuals with special needs and is also available to recommend other appropriate Park System programs, community links, and support.



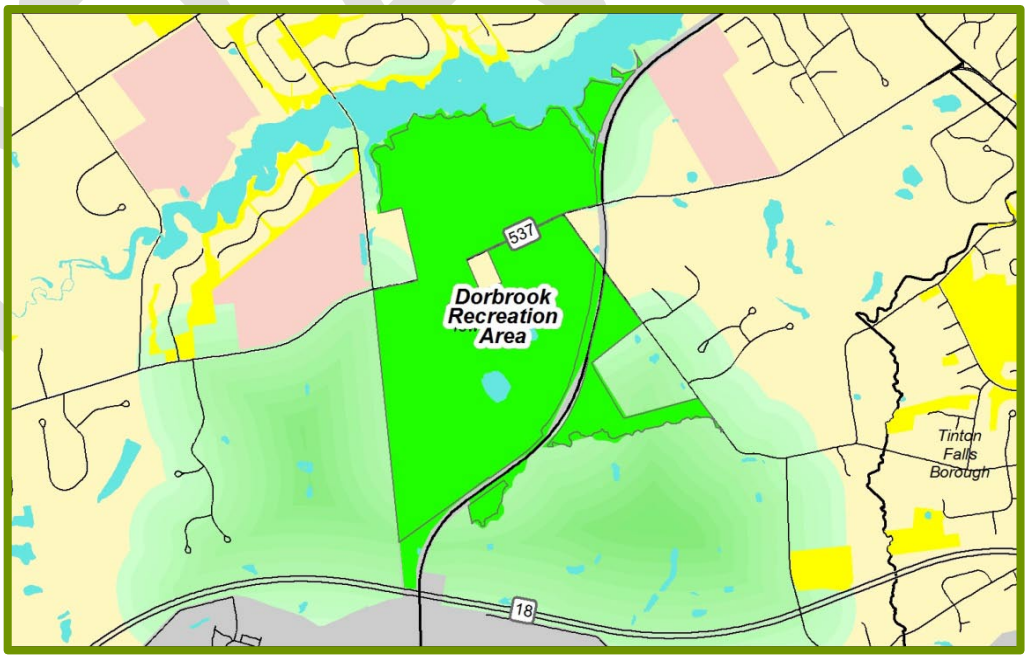
Challenger Place is the barrier-free playground at Dorbrook Recreation Area. This universally accessible playground provides all children, at their own level of play, an opportunity to laugh, play, grow, and learn together. This play facility, opened in June 2004, includes elevated surfaces that are



accessible to those in wheelchairs and Braille signs for individuals who are visually impaired. Each of the three play structures has areas where children of varied abilities can play together, enjoying fun and stimulating activities. This playground project was a joint venture of the Monmouth County Park System and Challenged Youth Sports, Middletown, and was the first universally integrated playground in New Jersey.

Acquisition

This Plan recognizes that the Dorbrook Recreation Area has the potential to expand by approximately 600 acres with the addition of approximately 15 parcels. The purpose of any expansion at Dorbrook Recreation Area is for the inclusion of additional lands to protect forest and field habitat areas, for the continued protection of the water supply, to preclude incompatible land uses, and to preserve future recreation opportunities. Additionally, the acquisition of waterfront property may become available in the future.



Connections

Dorbrook Recreation Area is surrounded by low density residential development. There is limited opportunity for links to other open space, but any road improvements in the area should consider bicycle safety.

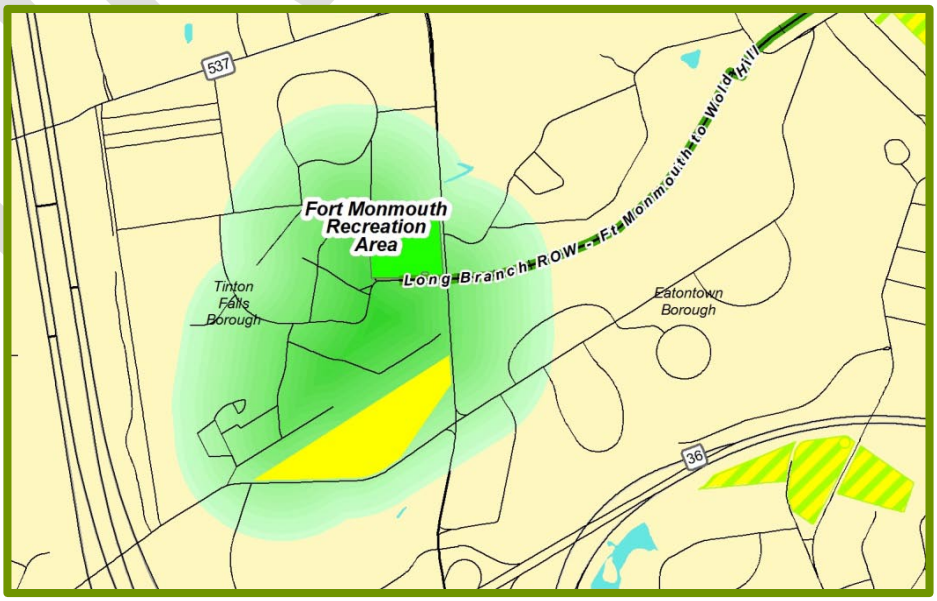
FORT MONMOUTH RECREATION AREA – 9 ACRES



The closure of the military base at Fort Monmouth was an opportunity for the 6.5-acre Recreation Area to be acquired by the Park System in 2013. It was formerly used as a youth center, providing activities and afterschool programs for service member's families. The Fort Monmouth Recreation Center has a 21,000 square foot recreation building that is the Park System's very first indoor recreation facility. A wide variety of amenities are offered, including fitness and program rooms, a gymnasium with full court basketball/volleyball and tennis with bleacher seating, a professional kitchen, and a game room. The Recreation Center also has an outdoor multi-purpose sport court. The outdoor pool and pool house with changing rooms and restrooms are used for camps and lessons, hosts open swim times, and provides water based exercise classes.

Acquisition

This Plan recognizes that Fort Monmouth Recreation Area has the potential to expand by approximately 25 acres with the addition of one parcel. The remainder of the surrounding area is designated as redevelopment area. There is a large, 25-acre wetlands complex to the south that will most likely be given to the Park System at the conclusion of the redevelopment process for inclusion in the Recreation Area.



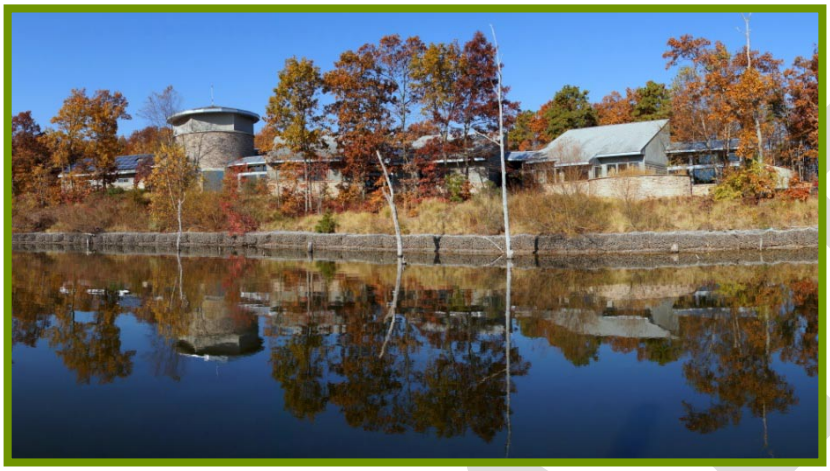
Connections

Fort Monmouth Recreation Area is surrounded by regional highways and a designated redevelopment area. The best opportunity for park linkages is via an old railroad right-of-way that is in various

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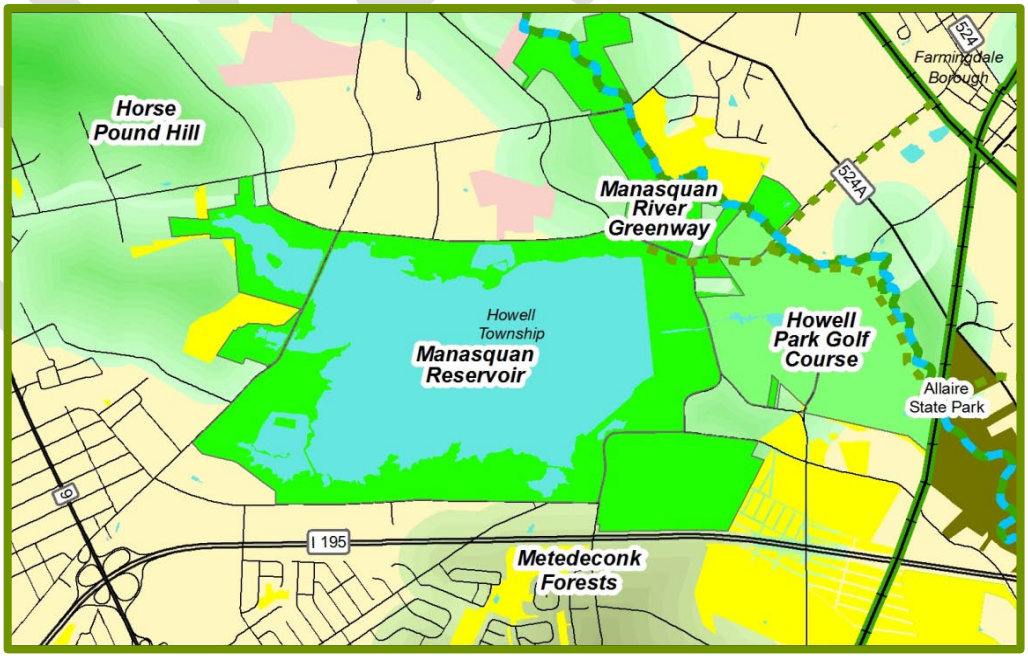
ownerships, but presents the potential for a multi-use trail through the remainder of the Fort Monmouth property to the east and connect with Wolf Hill Recreation Area. This Plan specifically endorses the creation of this multi-use trail to connect the two recreation areas.

MANASQUAN RESERVOIR – 1,208 ACRES



As the most visited park, with over a million visitors a year, the Manasquan Reservoir has a unique history. An expansive 1,051 acres of the property have been leased from the NJ Water Supply Authority since 1988 for the perpetual use as a park. The 770-acre reservoir is a source of water for municipalities and utilities, but also a natural setting for recreational activities and outdoor pursuits. The surrounding site includes woods, wetlands, a five-mile perimeter trail, fishing and boating areas, an Environmental Center, and a Visitor Center.

Acquisition



This Plan recognizes that the Manasquan Reservoir has the potential to expand by approximately 250 acres with the addition of more than 500 parcels, however, many of these parcels are tiny (less than 0.05 acres) and are left over from "newspaper subdivisions." The purpose of any expansion at the Manasquan Reservoir is for the inclusion of additional lands to protect forest and field habitat

areas, for the continued protection of the water supply, to preclude incompatible land uses, and to preserve opportunities for future recreation opportunities and regional trail connections.

Connections



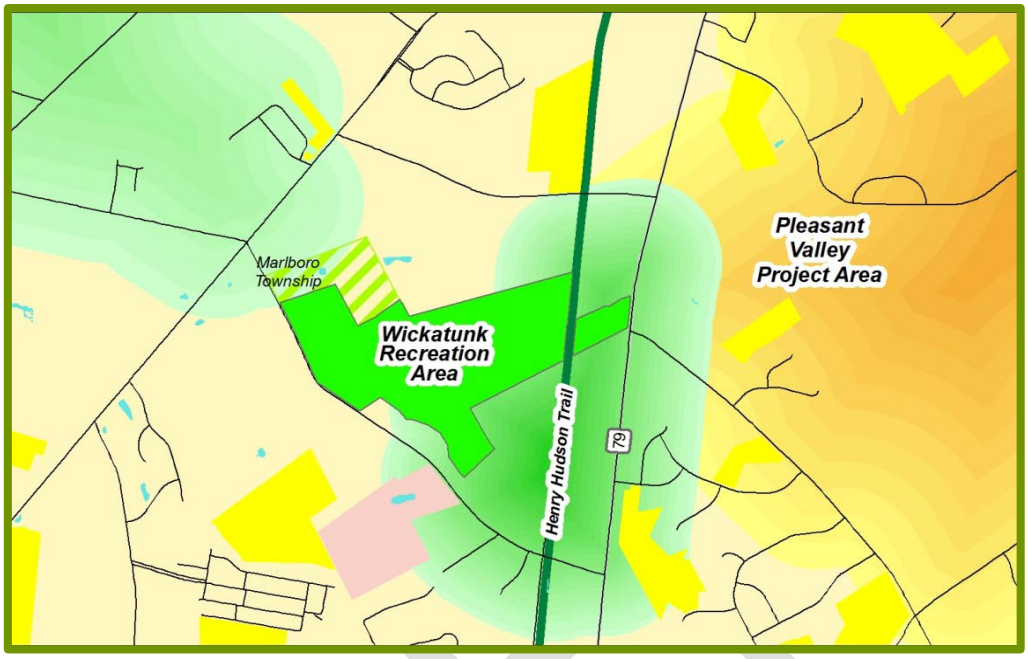
The Manasquan Reservoir features a five-mile perimeter trail that creates opportunities for acting as a regional hub for trails and linking to adjacent open space, such as Howell Park Golf Course, the Manasquan River Greenway, Allaire State Park, and nearby municipal lands owned by Howell Township. The Manasquan Reservoir perimeter trail is included as a part of the Capital to Coast Trail and plans are underway to link the perimeter trail to the Edgar Felix Bike Path in Wall Township via the Hospital Road extension, through Allaire State Park, and through existing Howell Township open space. Final routing and cost sharing are being discussed at this time, with the purpose of creating this important trail link in the next few years.

WICKATUNK RECREATION AREA – 98 ACRES



Named for the Lenape word for "the finishing or ending place - the end of the trail", Wickatunk Recreation Area offers acres of fields and forests. The 2010 acquisition of the former Marlboro Airport and recent addition of the Spring Valley section make up the components of this serene area. The Airport Meadows are an ideal place for nature walks with its protected habitats for woodland creatures and birds. The Spring Valley section is perfect for an outdoor event center and offers a unique and attractive venue for social functions with abundant flowering quince, azalea, and hydrangea.

Acquisition



This Plan recognizes that Wickatunk Recreation Area has the potential to expand by approximately 75 acres with the addition of approximately 20 parcels. The purpose of any expansion at Wickatunk Recreation Area is for the inclusion of additional lands along the periphery to protect forest and field habitat areas, preclude incompatible land uses, and for additional access to the Henry Hudson Trail.

Connections

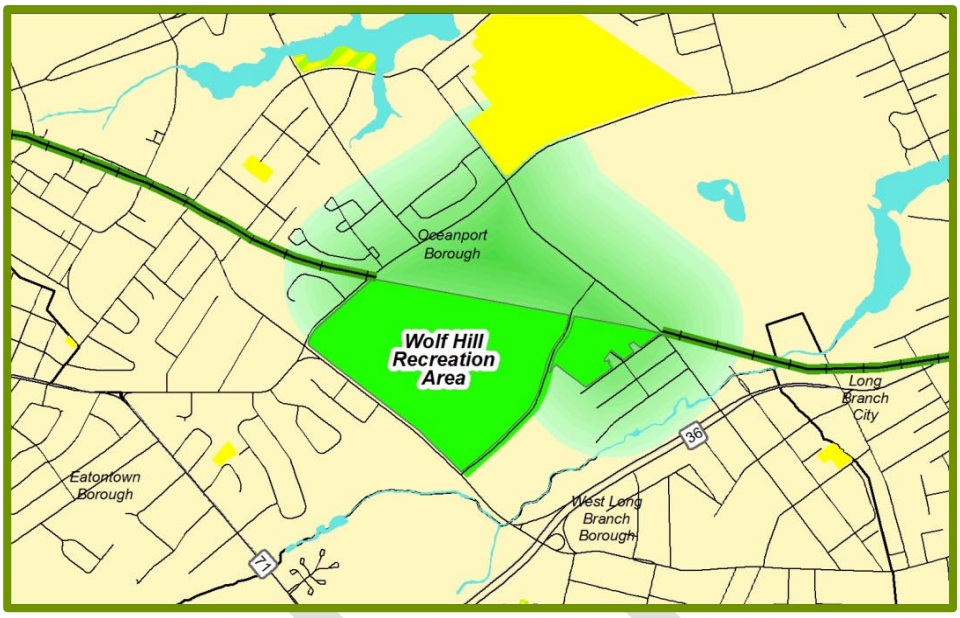
Wickatunk Recreation Area is connected to the rest of the Monmouth County Park System via the Henry Hudson Trail. This provides links to Freneau Woods Park to the north and Big Brook Park to the south. Overland trail linkages may be possible in the future to Freneau Woods Park via a Marlboro Board of Education office property.

WOLF HILL RECREATION AREA– 92 ACRES



Wolf Hill was purchased in 1997 from the NJ Sports and Exposition Authority and was formerly part of the Monmouth Park Racetrack. The softball fields are still in use and it continues to be developed with active recreation in mind. It is the home of an 18-hole disc golf course and a four-acre off-leash dog area.

Acquisition



This Plan recognizes that Wolf Hill Recreation Area has the potential to expand by approximately 40 acres with the addition of a limited number of parcels, a few of which are small inholdings. The largest adjacent property is currently a large parking field owned by the NJ Sports & Exposition Authority. If the race track ever ceases operation, the Park System would consider adding those acres to the recreation area. Additionally, there is a former rail right-of-way that is immediately north of the current park that can provide rail-to-trail access to nearby park land and neighborhoods; either acquisition or a trail easement is intended for this right-of-way. The purpose of any expansion at Wolf Hill Recreation Area is to preclude incompatible land uses and to preserve future recreation opportunities and regional trail connections.

Connections

Wolf Hill Recreation Area is surrounded by industrial and medium density residential development, and is adjacent to Monmouth Park Racetrack. The best opportunity for park linkages is via an old railroad right-of-way that is in various ownerships, but presents the potential for a multi-use trail through the remainder of the Fort Monmouth property to the west and connects with Fort Monmouth Recreation Area. This Plan specifically endorses the creation of this multi-use trial to connect the two recreation areas.

"Monmouth County parks are great places to relax, learn about nature, and spend quality time with family. They are exceptional! It is why we live here and they are what set Monmouth County apart from anywhere else in New Jersey." - *Survey Quote*

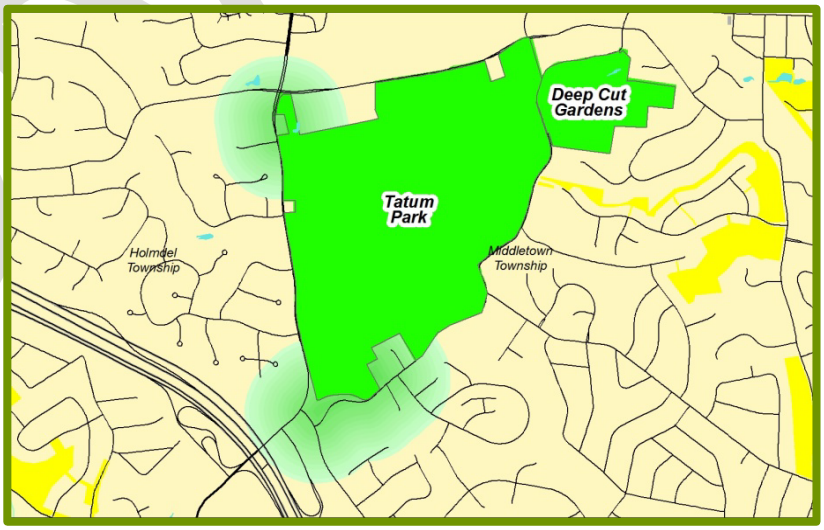
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DEEP CUT GARDENS – 54 ACRES



Deep Cut Gardens is dedicated to the education and enjoyment of the home gardener. The site was developed by Vito Genovese in 1935 to be reminiscent of his Italian homeland with peanut stone walls, cascading pools, pergola, and parterre. Marjorie Wihtol, who bequeathed the original 20 acres of property to the Park System, built a home in 1952 which now serves as the Horticultural Center.

Deep Cut offers a variety of gardening classes as well as tours and special events throughout the year. Take a stroll through a woodland meadow with chestnut, oak, maple, and ash tree groves on the Meadow Walk. The gardens are a living catalog of native and cultivated plant species. Visit the pergola, rose parterre, shade garden, Japanese-themed garden, bonsai display, natural pond, display greenhouse and garden, and the home composting demonstration site for inspiration and information.



Acquisition

This Plan recognizes that Deep Cut Gardens has no realistic potential to expand, as it is surrounded by medium density residential development.

Connections

Deep Cut Gardens is immediately adjacent to Tatum Park, but they are both surrounded by medium density residential development. There is limited opportunity for links to other open space, but any road improvements in the area should consider bicycle safety.

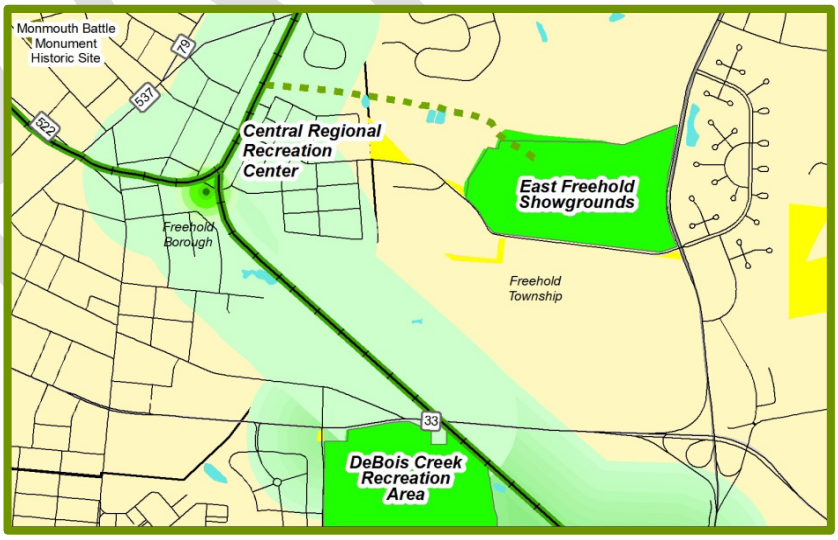
EAST FREEHOLD SHOWGROUNDS – 81 ACRES



The annual Monmouth County Fair is enjoyed by more than 75,000 people every July at East Freehold Showgrounds. The area hosts various horse shows, dog shows, and agility trials for dogs, as well as a four-day bench dog show over the Memorial Day weekend. The site can be rented for animal shows.

Acquisition

This Plan recognizes that East Freehold Showgrounds has no realistic potential to expand, as it is surrounded by County facilities, municipal facilities, and high-density residential development. Trail easements required to connect the Showgrounds to the Henry Hudson Trail may be necessary.



Connections

East Freehold Showgrounds has the potential, through the development of the extension of the Henry Hudson Trail, to connect to connect to DeBois Creek Recreation Area, the future Central Regional Recreation Center (downtown Freehold Borough), the Yellow Brook Tract, and beyond to the trail connections near Farmingdale. The key to this linkage is a cooperative project between Freehold Borough and Freehold Township to develop a trail through municipal properties, including a park and a public works facility to connect the Henry Hudson Trail to the Showgrounds. This connection would link East Freehold Showgrounds to the parks along the Henry Hudson Trail extension, including the Manasquan Reservoir, Howell Park Golf Course, Manasquan River Greenway, Allaire State Park, and other local and County parks that could connect to this larger regional trail system. The Henry Hudson Trail extension from Freehold to Farmingdale is a key regional trail project for the Park System.

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HISTORIC LONGSTREET FARM – 9 ACRES

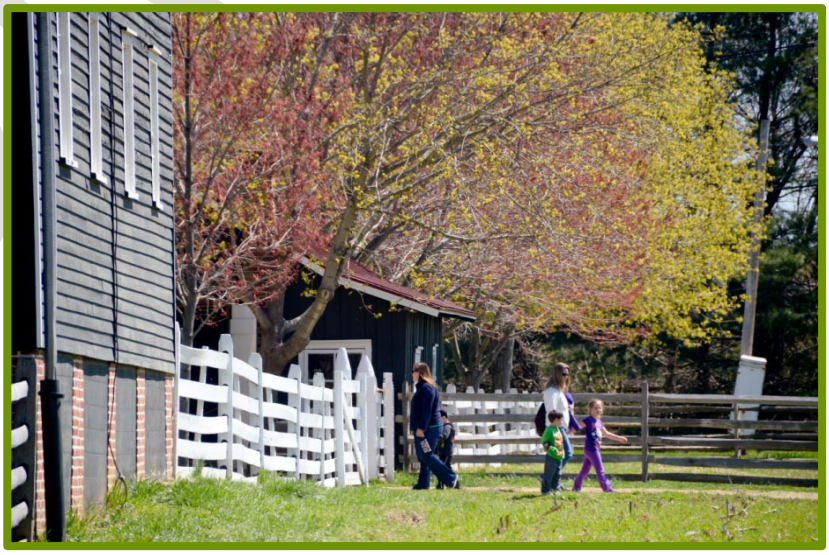


The mission of Historic Longstreet Farm is "to promote an appreciation for Monmouth County farm life at the end of the 19th century by preserving historic structures and practices through interpretation and professional research." As an intact farmstead, including 14 original buildings dating from the late 18th through the late 19th centuries, the preservation and operation of Historic Longstreet Farm is primarily focused on providing recreational and educational opportunities which highlight the site's unique historic nature and promote an appreciation for Monmouth County farm life at the end of the 19th century.

A visit to Longstreet Farm at Holmdel Park is like stepping into the past. Park interpreters in period dress replicate day to day farm operations of an upper middle-class family farm in the 19th century. Farm staff work the land and tend to livestock using 1890s equipment and technology. Special events and programs such as blacksmithing, wood stove cooking, quilting, sheep shearing, ice cutting, autumn Harvest Home Festival, and a Victorian Christmas give visitors a glimpse into Monmouth County's past.

Acquisition

This Plan recognizes that Historic Longstreet Farm has no realistic potential to expand, as it is surrounded by Holmdel Park.

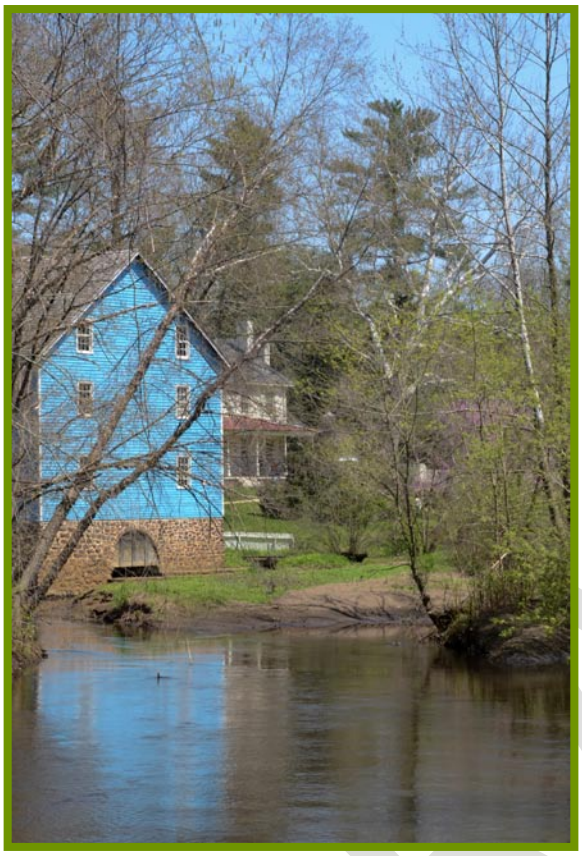


Connections

Historic Longstreet Farm is a special use area within Holmdel Park.

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HISTORIC WALNFORD – 36 ACRES



At the heart of Crosswicks Creek Park, Historic Walnford showcases over 200 years of social, technological, and environmental history through the Waln family. Listed on the State and National Registers of Historic Places, the 36-acre site includes acres of fields, woodlands, and wetlands which are open to visitors year round. The historic district features a 19th century gristmill, the elegant Waln family home, a carriage house, and an assortment of out buildings. Events are held throughout the year.

Acquisition

This Plan recognizes that Historic Walnford has no realistic potential to expand, as it is surrounded by Crosswicks Creek Park.

Connections

Historic Walnford is a special use area within Crosswicks Creek Park.

MONMOUTH COVE MARINA – 10 ACRES



Added in 1990, Monmouth Cove Marina is part of Bayshore Waterfront Park and helps satisfy the increasing demand for boating facilities. The marina offers a recently dredged basin and channel, refurbished restrooms with showers, and picnic area with grills. This multi-service boating facility offers 154 wet slips with electric and water, floating docks, transient

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dockage, 58-rack storage, winter storage, gasoline sales at fuel dock, a 15-ton Acme Marina Hoist, and a 15-ton forklift.

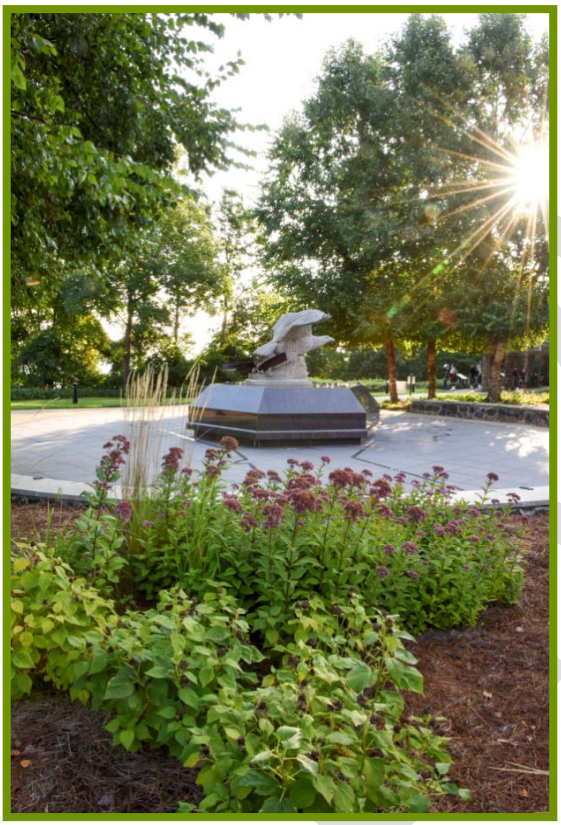
Acquisition

This Plan recognizes that Monmouth Cove Marina has no realistic potential to expand, as it is surrounded by Bayshore Waterfront Park.

Connections

Monmouth Cove Marina is a special use area within Bayshore Waterfront Park.

MOUNT MITCHILL SCENIC OVERLOOK - 12 ACRES



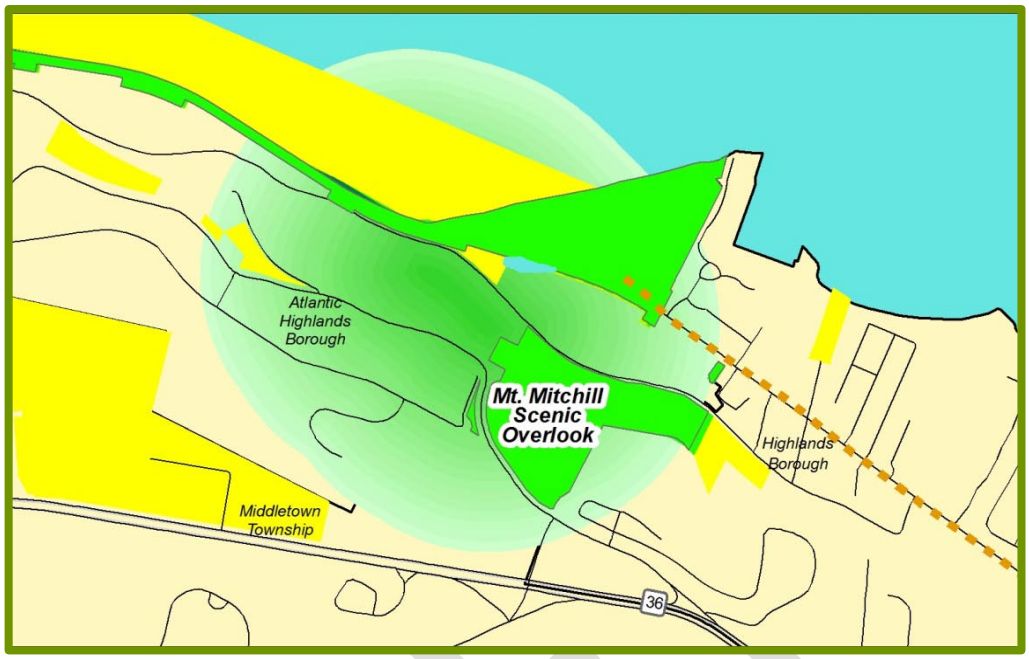
At 266 feet, Mount Mitchill Scenic Overlook in Atlantic Highlands sits on the highest natural elevation on the Atlantic seaboard (excluding islands) from Maine to the Yucatan, providing beautiful views of Sandy Hook, Raritan Bay and the New York City skyline.

A playground and two memorials are located here. The 1980 Hostage Memorial is for the 52 Americans held captive during the Iranian hostage crisis. Monmouth County's 9/11 Memorial is a tribute to the 147 men and women who lost their lives in the terrorist attacks of September 11, 2001, who were born, raised, or residing in Monmouth County at the time. The path leading to the memorial chronicles the 9/11 events. A table of black granite lists the names, ages, and towns of those 147 individuals who were lost. At the center, a light stone sculpture by local artist Franco Minervini of an eagle grasping a beam from the World Trade Center, “ascends to a better world.”

Acquisition

This Plan recognizes that Mount Mitchill Scenic Overlook has the potential to expand by less than five acres with the addition of less than 10 parcels. The purpose of any expansion at Mount Mitchill Scenic Overlook is for the inclusion of additional lands along the periphery to protect steep slope areas and to preclude incompatible land uses.

Connections



Mount Mitchill Scenic Overlook is surrounded by high density residential and commercial development. It also sits atop a steep slope prone to erosion. Despite the fact that Popamora Point and the Henry Hudson Trail are at the foot of the slope, trail access would represent too great an impact on slope stability, so no trail linkages are planned to connect Mount Mitchill Scenic Overlook to the Henry Hudson Trail.

HISTORIC PORTLAND PLACE – 15 ACRES



Historic Portland Place is an ancestral home of the Hartshorne family in Middletown Township. Situated on land purchased by Richard Hartshorne in 1674 and owned by his descendants until 2008, the family homestead is part of Hartshorne landholdings that once included all of the Navesink Highlands and Sandy Hook. Over 700 acres of the original Hartshorne lands are now part of adjacent Hartshorne Woods Park.

Today, Portland Place includes a large 2 ½ story wood-framed house and a carriage house on a 4.7-acre riverfront site. Believed to have been originally built in the early 18th century, the house was expanded in c. 1788, 1896 and 1910. The site is listed on the National Register of Historic Places. In 2008, Daniel Ward Seitz bequeathed the property to the Monmouth County Park System, and it is now part of Hartshorne Woods Park.

Acquisition

This Plan recognizes that Historic Portland Place has no realistic potential to expand, as it is surrounded by Hartshorne Woods Park. Any additional acquisition in the area would be as part of Hartshorne Woods Park.

Connections

Historic Portland Place is a special use area within Hartshorne Woods Park.

SEVEN PRESIDENTS OCEANFRONT PARK – 38 ACRES



A day at the beach can be spent in Monmouth County's Seven Presidents Oceanfront Park, taking in the sun, sand, and surf. President Grant named Long Branch the nation's "summer capital" in 1869 and the tradition of summer visits was continued by six subsequent presidents, hence the name. The Park System assumed responsibility for the operation of the park in 1977 and ownership was transferred from the City of Long Branch in 1984.

The park offers a range of activities. The usual summer beachfront activities of swimming, surfing, fishing, sand volleyball courts, and launching watercraft are all available, as well as a snack bar, showers, and changing areas. There are two special features here, Tony's Place and the Skateplex, which are available year-round.

Named for former Board of Recreation Commissioners Vice-Chairman Dr. Anthony Musella, Tony's Place is a universally accessible playground where children of all ages and abilities can play and interact. This multi-year collaboration between the Park System, Challenged Youth Sports of Middletown, and the Friends of the Parks came to fruition in 2009.

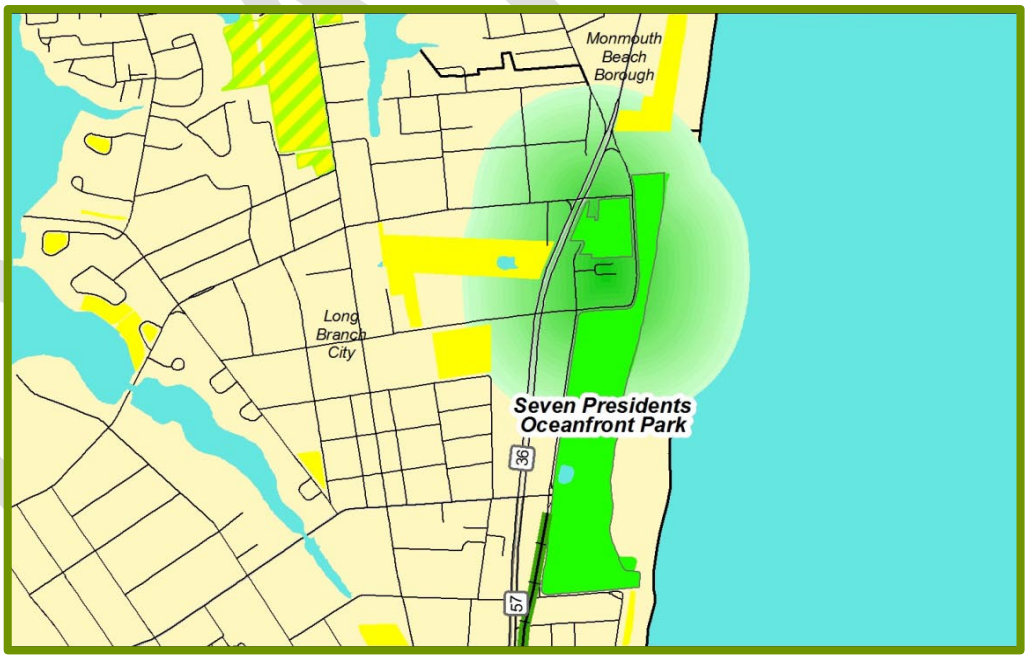




The 4.5-acre Skateplex located at the north end of the park opened in 2005. A recent renovation, in 2015, created a redesigned concrete street course featuring a bowl, a series of ramps, ledges, stairs, and railings, and a "wave" or bump to quarter pipe.

Seven Presidents is managed to balance intensive beach recreation with conservation of its littoral environment. The dunes act as a barrier against severe storms and are a natural habitat for threatened shorebirds and plants. American beachgrass, bayberry, and beach plum shrubs help secure the ocean side of the dune. The land side hosts a stunted woodland community of red cedar, black cherry, and vines.

Acquisition



This Plan recognizes that Seven Presidents Oceanfront Park has the potential to expand by less than one acre with the addition of a few parcels at the north end of the park. The purpose of any expansion at Seven Presidents Oceanfront Park is to eliminate in-holdings and to preclude incompatible land uses.

Connections

The Park System is currently designing and implementing internal circulation improvements and external multi-use trails and walkways to link to the existing Long Branch oceanfront promenade. Additionally, it may be possible to create park linkages via an old railroad right-of-

way that is intended to link Fort Monmouth Recreation Area to Wolf Hill Recreation Area. The ownership of the railroad right-of-way is more disjointed in Long Branch, so a link may not be possible.

SUNNYSIDE EQUESTRIAN CENTER – 135 ACRES



The Sunnyside Equestrian Center is the home of the Park System's Equestrian Division. This division provides fundamental equestrian experiences for people of all abilities. Through a partnership with the non-profit Special People United to Ride (SPUR), the therapeutic equestrian programs offer the benefits of therapeutic horseback riding to individuals with physical and cognitive disabilities, helping them to develop to their full potential.

Opened in 2002, the Sunnyside Equestrian Center features an 18-stall horse barn, an 80' x 200' indoor arena for year-round riding, and an outdoor instruction ring. The Center is home to carefully chosen and specially trained horses for the therapeutic horseback riding program. Natural horsemanship training and care, along with varied terrain and a turnout track, help create a healthy environment at Sunnyside.

A portion of the site is preserved as a vegetation management project coordinated with the United States Department of Agriculture, the National Resource Conservation Service, and the Monmouth County Agricultural Extension Office.

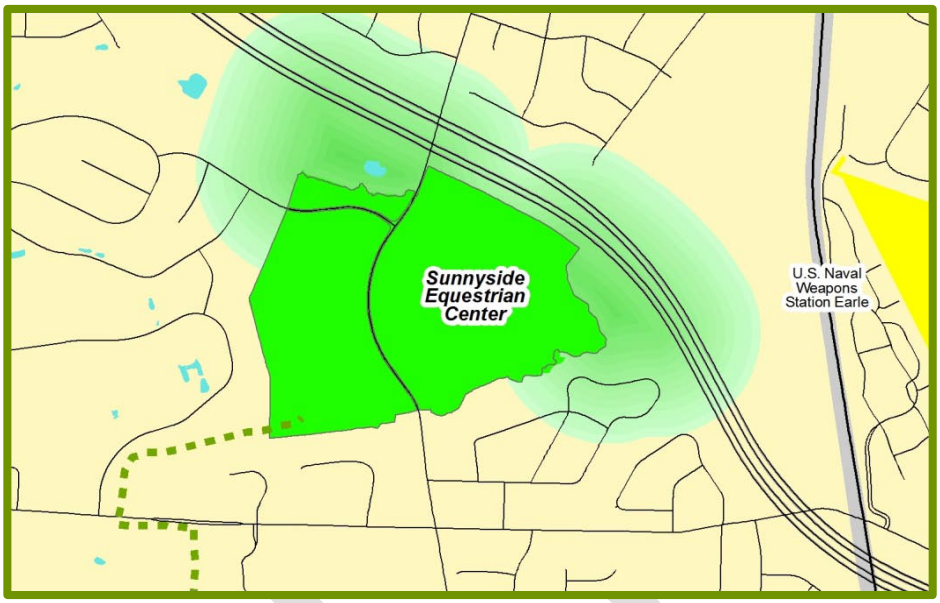
Acquisition

This Plan recognizes that Sunnyside Equestrian Center has the potential to expand by approximately 15 acres with the addition of a few parcels at the northern boundary park, along the Garden State Parkway. The purpose of any expansion at Sunnyside Equestrian Center is for the inclusion of additional lands along the periphery to protect forest and field habitat areas and to preclude incompatible land uses.

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Connections

Sunnyside Equestrian Center has the potential to be linked to Thompson Park via an overland trail if easements can be obtained from a handful of landowners. Otherwise, the Equestrian Center is surrounded by medium and high-density residential development.



SWIMMING RIVER PARK – 12 ACRES

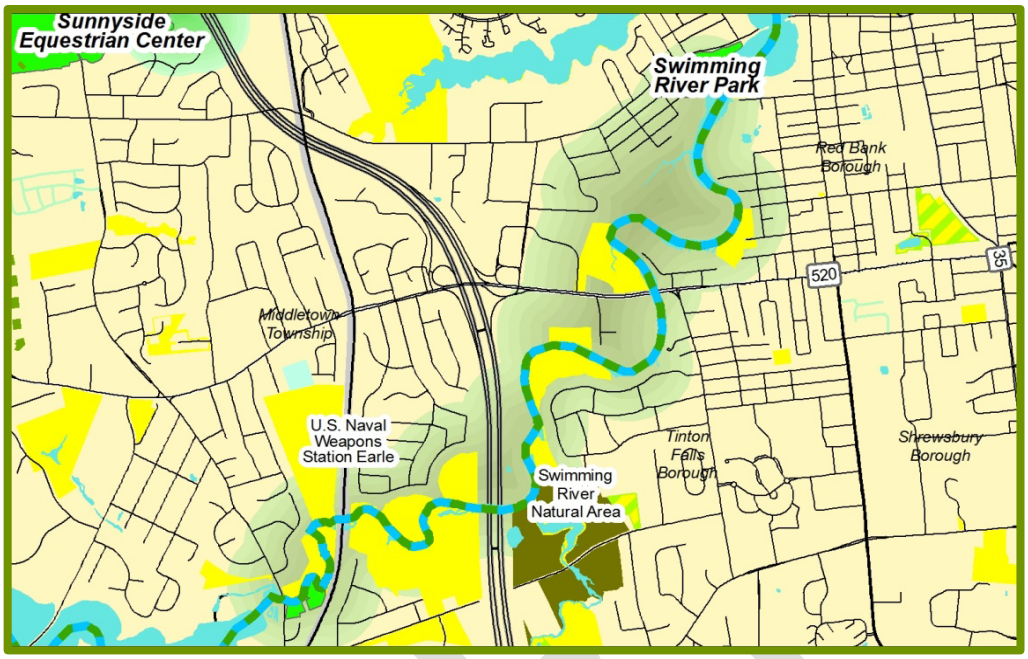


Located on the Navesink River with scenic views of Red Bank, Swimming River Park provides access to the Navesink and Swimming Rivers. A public boat ramp is available for fishing, crabbing, wildlife observation, or touring the picturesque marshes and coves of this extensive watershed. Plans are in the process to make improvements to this recent addition to the Park System.

Acquisition

This Plan recognizes that Swimming River Park has the potential to expand by approximately 170 acres with the addition of fewer than 10 parcels as part of the Swimming River Greenway. Many of the parcels are already in public ownership, including Middletown Township and the State of New Jersey. The purpose of any expansion at Swimming River Park would be for the consolidation of disparate ownership under a single management agency for the purpose of habitat management and streambank restoration, with the possibility of additional opportunities for public waterfront access.

Connections



There is little opportunity for overland connections to Swimming River Park, but its location along the Swimming River Greenway provides waterfront access for operators of small watercraft to enjoy the Swimming River, Navesink River, Shrewsbury River and beyond to Sandy Hook Bay and the Raritan Bay.



FISHERMAN'S COVE CONSERVATION AREA – 55 ACRES



As the last undeveloped tract on the Manasquan Inlet, Fisherman's Cove Conservation Area was acquired in 1995 by the Park System. It is a great place to fish, sunbathe, or go for a walk on the beach and is used by kayakers, fishermen, and wildlife enthusiasts. Leashed dogs are permitted on a portion of the eastern end of the beach, while the western portion is preserved for other beach activities. About 20% of the land consists of tidal communities of mud flat, low salt marsh dominated by smooth cordgrass, and high salt marsh of salt meadow cordgrass, all fringed by the invasive common reed called phragmites. Another 20% of the park consists of upland dune communities of beachgrass, bayberry, and tide bush, and an interior maritime shrub forest of black cherry, red cedar, and American holly.



Acquisition

This Plan recognizes that Fisherman's Cove Conservation Area has the potential to expand by approximately 10 acres with the addition of approximately 15 parcels. Two of the parcels are sedge



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islands, and the remainder are very small residential lots along the northeastern border of the park. The purpose of any expansion at Fisherman's Cove Conservation Area would be for the consolidation of ownership under a single management agency for the purpose of habitat management and the inclusion of additional lands along the periphery to preclude incompatible land uses.

Connections

There is little opportunity for overland connections to Fisherman's Cove Conservation Area, but its location along the Manasquan River provides waterfront access for operators of small watercraft to enjoy the Manasquan River, the Glimmer Glass, Watson's Creek, the Manasquan Inlet and beyond to the Atlantic Ocean. The Conservation Area is also adjacent to walkways along the Manasquan Inlet and the Manasquan Beachfront.

WELTZ PARK – 169 ACRES

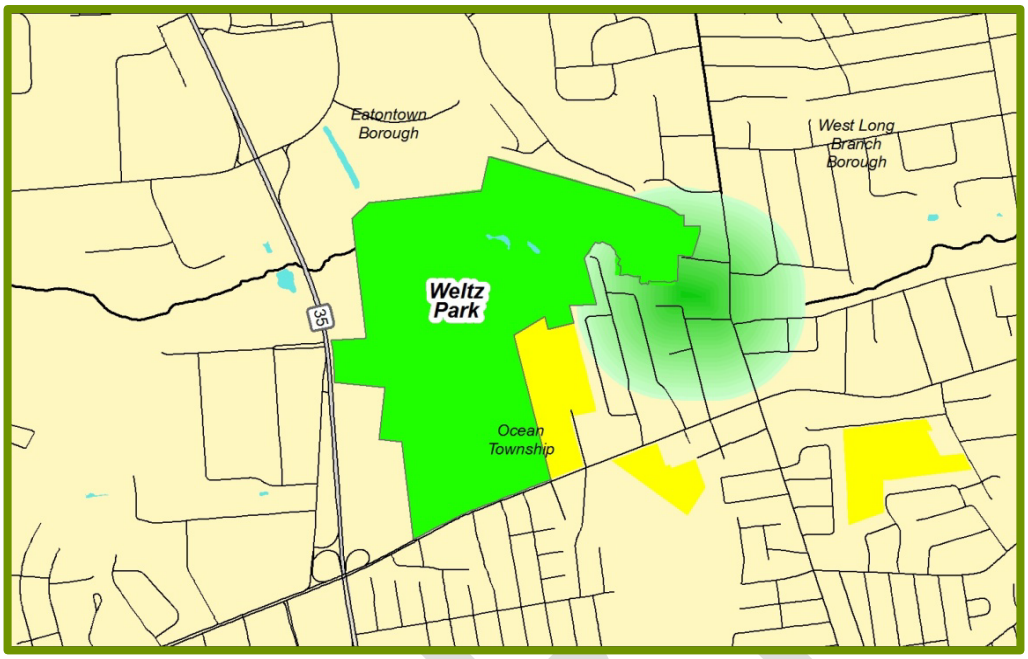


By the 1970s, the Weltz Farm in Ocean Township was one of the last remaining large tracts of undeveloped land east of Route 35 in southern Monmouth County. The Weltzes sold the land to the NJ Conservation Foundation at below market value so it could be preserved, which held it until the Park System was able to fund its acquisition. The 44 acres of intermediate upland forest are typical of the Pine Barrens with white, black, red, and chestnut oaks and pitch pines. The 52 acres of wet lowland forests are populated with red maple, gray birch, sweet gum, and Atlantic white cedar. The 57 acres of sandy and dry fields are unique to this inland park and provide habitat for coastal dune species. Rows of highbush blueberries under the younger woodland canopy illustrate the adaptation of a blueberry field to a forest. Trails through the woods and fields provide for bird and butterfly watching.

Acquisition

This Plan recognizes that Weltz Park has the potential to expand by less than two acres with the addition of one parcel along Whale Pond Brook that is already in public ownership. The purpose of any expansion at Weltz Park would be for the consolidation of ownership under a single management agency for the purpose of habitat management and streambank restoration.

Connections



Weltz Park is surrounded by commercial development in the Route 35 corridor to the west and by high and medium density residential development to the north and south. Immediately adjacent to the east is the Ocean Township Community Pool and Tennis Facility and the Township Senior Center, which are linked to Weltz Park via a sidewalk.



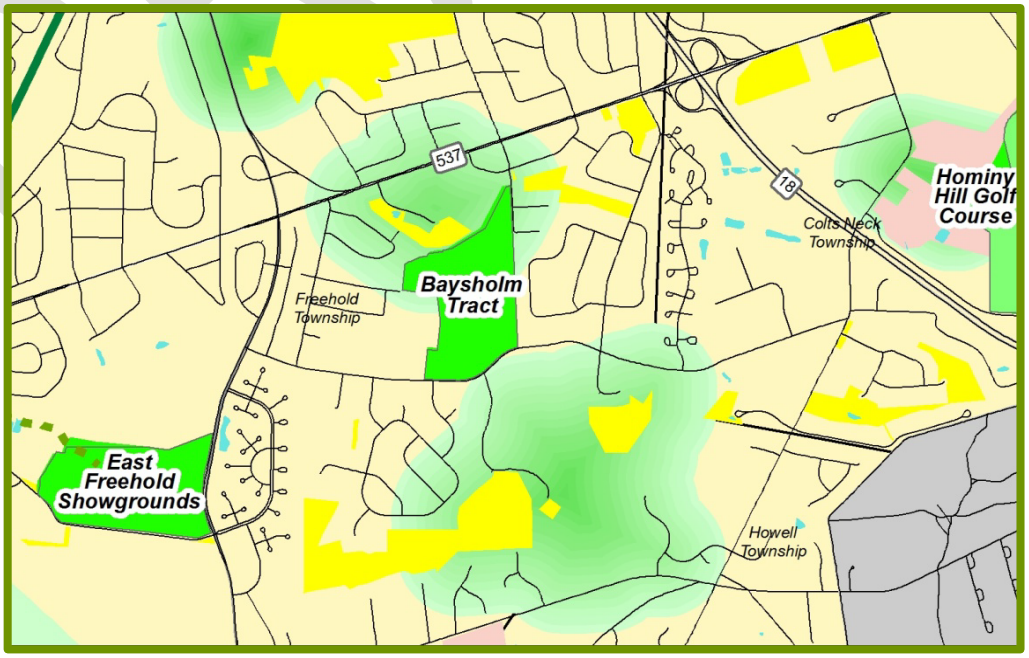
BAYSHOLM TRACT – 71 ACRES



The Baysholm Tract is located down the street from Hominy Hill Golf Course in Freehold. This 71-acre family farm was gifted to the Park System by Helen Hermann in two sections, the first in 1969 and the second in 1973. The Baysholm Tract protects the headwaters of a tributary of the Yellow Brook, which drains into the Swimming River Reservoir. The relatively flat land contains about 12.5 acres of wooded wetlands along the tributary. The site is being preserved in its natural state with no facilities and limited access.

Acquisition

This Plan recognizes that the Baysholm Tract has the potential to expand by approximately 120 acres with the addition of approximately 10 parcels. The existing Baysholm Tract should be considered the northern portion of the project area and can be expanded by the addition of a few parcels, one of which is owned by Freehold Township. This area can expand by approximately 20 acres. A new, southern portion of the project area is a large forested area between Burlington Road and Asbury Avenue

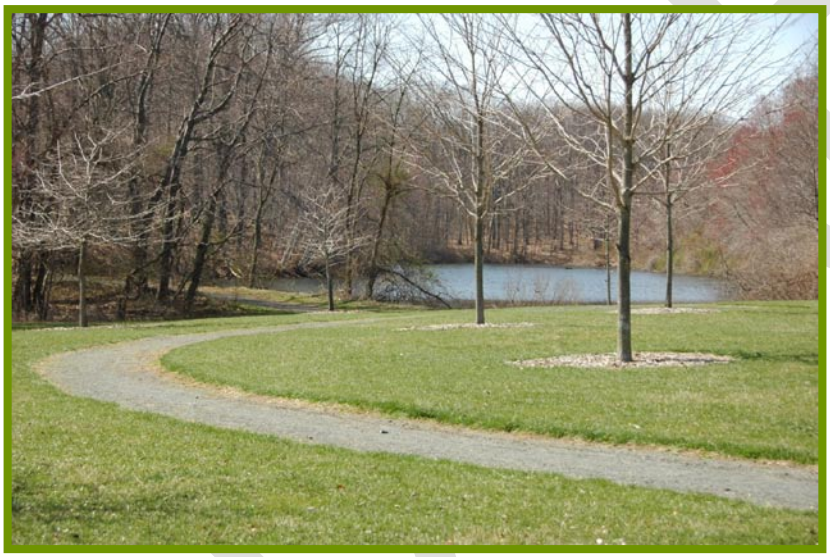


that contains additional patches of high value forest that would protect additional headwaters of the Yellow Brook. This area can expand the tract by an additional 100 acres with the acquisition of additional parcels, several of which are owned by Freehold Township. This project area might be a good candidate for a cooperative project with the Township. The purpose of any expansion at the Baysholm Tract is for the inclusion of additional forest and wetland habitat areas.

Connections

The Baysholm Tract is in relatively close proximity to the Durand Tract, East Freehold Showgrounds, and Hominy Hill Golf Course, but they are all surrounded by medium density residential development. The existing Durand Tract is adjacent to the Dwight D. Eisenhower Middle School and Joseph J. Catena Elementary School and could be connected via trails for student access to the site. There is limited opportunity for links to other open space, but any road improvements in the area should consider bicycle safety.

DURAND TRACT – 94 ACRES

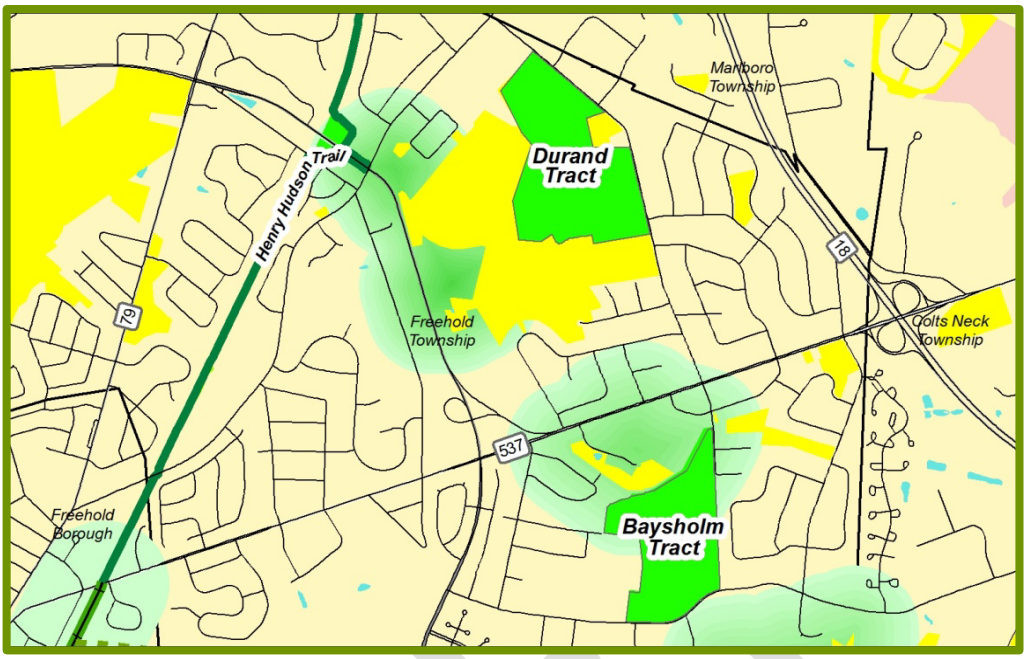


The Durand Tract was received as a gift from Elizabeth T. Durand in 1969. The tract is leased to Freehold Township for municipal recreation through February 28, 2035. The Township has added additional lands to create a larger park and have established the Freehold Township Memorial Arboretum. The Township also maintains a 20-acre Butterfly Meadow which is planted with native grasses and wildflowers.

Acquisition

This Plan recognizes that the Durand Tract has the potential to expand by approximately 15 acres with the addition of a few parcels along the periphery of the project area. The purpose of any expansion at the Durand Tract is for the inclusion of additional lands along the periphery to protect forest and field habitat areas and to preclude incompatible land uses. This project area might be a good candidate for a cooperative project with the Township.

Connections



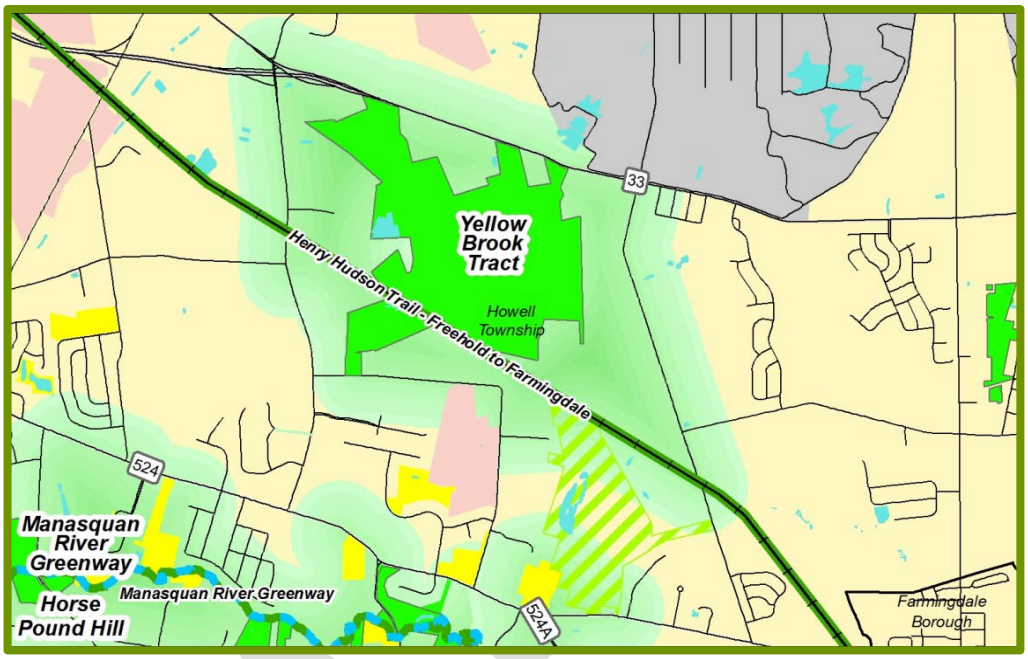
The Durand Tract has the potential to be connected to the rest of the Monmouth County Park System via the Henry Hudson Trail. This would provide links to Big Brook Park and Freneau Woods Park to the north and the future Central Regional Recreation Center (downtown Freehold Borough), DeBois Creek Recreation Area, the Yellow Brook Tract, and then beyond to the trail connections near Farmingdale to the south.

YELLOW BROOK TRACT – 369 ACRES



The first 225 acres of the Yellow Brook Tract in Howell were purchased in 2000 to conserve natural resources and wetland, woodland, and wildlife habitat. The tract protects part of the Yellow Brook, a major tributary of the Manasquan River. The tract lies at the boundary of the Pine Barrens to the south, where the sandy soil holds water and provides filtration, and the upland hardwood forest to the north. Most of the tract is forested wetland with pitch pine, red maple, and Atlantic white cedar swamp communities; while the limited upland areas are predominantly pitch pine and black, white, and scarlet oak. The cedar swamp contains endangered Collin's sedge. The tract also contains the remnants of a cranberry bog, which has developed into a scrub-shrub wetland community.

Acquisition



This Plan recognizes that the Yellow Brook Tract has the potential to expand by more than 500 acres with the addition of approximately 80 parcels. The purpose of any expansion at the Yellow Brook Tract is for the inclusion of additional lands to preserve forest, field, wetland and riparian habitat areas in a larger habitat complex and to preserve the connection along this major tributary to the Manasquan River Greenway. The project area includes an easement that the County currently holds on Sacajawea Day Camp, owned by the Monmouth Council of Girl Scouts.

Connections

The Yellow Brook Tract has the potential, through the development of the extension of the Henry Hudson Trail, to connect to East Freehold Showgrounds, DeBois Creek Recreation Area, and the future Central Regional Recreation Center (downtown Freehold Borough) to the east, and then continue west to the trail connections near Farmingdale. This connection would link the Yellow Brook Tract to the parks along the Henry Hudson Trail extension, including the Manasquan Reservoir, Howell Park Golf Course, Manasquan River Greenway, Allaire State Park, and other local and County parks that could connect to this larger regional trail system. The Henry Hudson Trail extension from Freehold to Farmingdale is a key regional trail project for the Park System.

"I am very much in favor of preserving forested land, as well as farmland, and fully support the efforts of the MCPS" - Survey Quote

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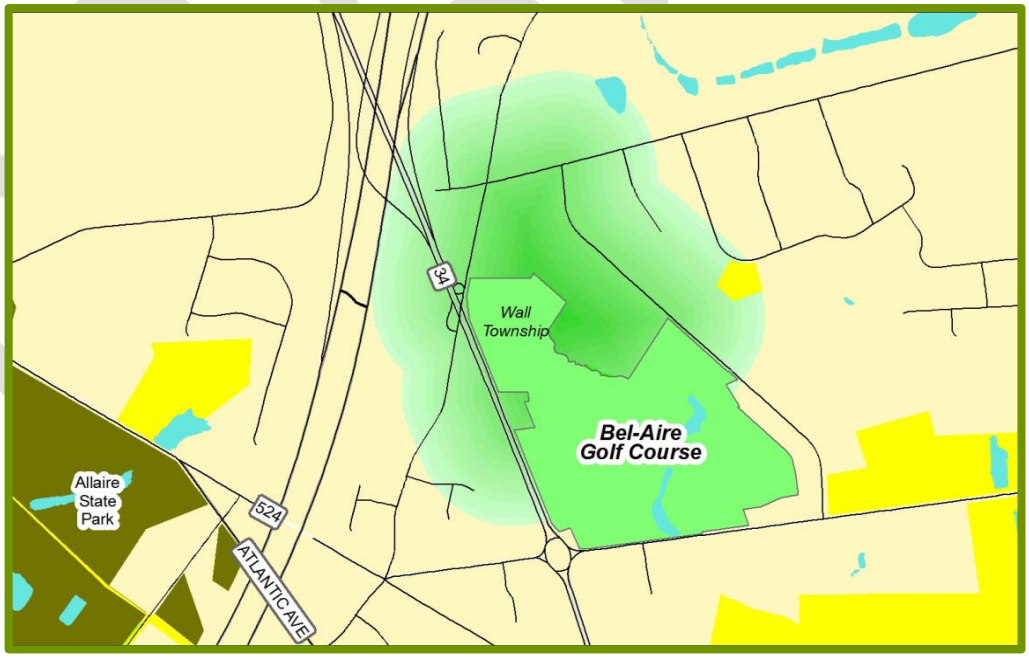
GOLF COURSES

BEL-AIRE GOLF COURSE (EXECUTIVE) - 114 ACRES



A year-round facility, Bel-Aire Golf Course is a 27-hole facility featuring an 18-hole executive par 60 course, a 9-hole par 3 course, and a well-stocked golf center. Developed by Morten Hansen, Jr. in the 1950s, it was acquired by the Park System in 1997 to protect open space in a highly developed area. Introductory and intermediate golf clinics are offered for adults, juniors, and children at Bel-Aire. An 18-hole FootGolf course is also available.

Acquisition



This Plan recognizes that Bel-Aire Golf Course has the potential to expand by approximately 50 acres with the addition of approximately 15 parcels. The purpose of any expansion at Bel-Aire Golf Course is for the inclusion of additional field and forest habitat areas to create additional recreation opportunities at the site. By acquiring additional lands not needed for golf operations, the site could accommodate additional recreation resources such as trails and picnic areas. All future acquisition is anticipated in the northern portion of the park.

Connections

Bel-Aire Golf Course is near Wall Township open space and recreation areas, but is surrounded by medium and low-density residential development. There is limited opportunity for links to this nearby open space, but any road improvements in the area should consider bicycle safety.

CHARLESTON SPRINGS GOLF COURSE (REGULATION) - 781 ACRES



Charleston Springs Golf Course demonstrates how ecological considerations can enhance a recreational facility. Tributaries of Manalapan Brook bisect the North and South Course and flow to the South River, which drains into Raritan Bay. Ecologists incorporated nesting bird habitats into the design of the course, and along the shoreline of the new water features aquatic habitats were developed. The meadows incorporate prairie species, providing an attractive backdrop and low maintenance design. Designed by nationally-known golf course architects Cornish, Silva, and Mungeam, the two 18-hole, par 72 regulation courses offer championship caliber golf. The Charleston Springs golf complex features a fully stocked golf center, snack bar, locker rooms, and showers. The warm-up range has grass tees and six target greens. The practice putting green is over ½ acre in area. There is also a two-mile walking trail.

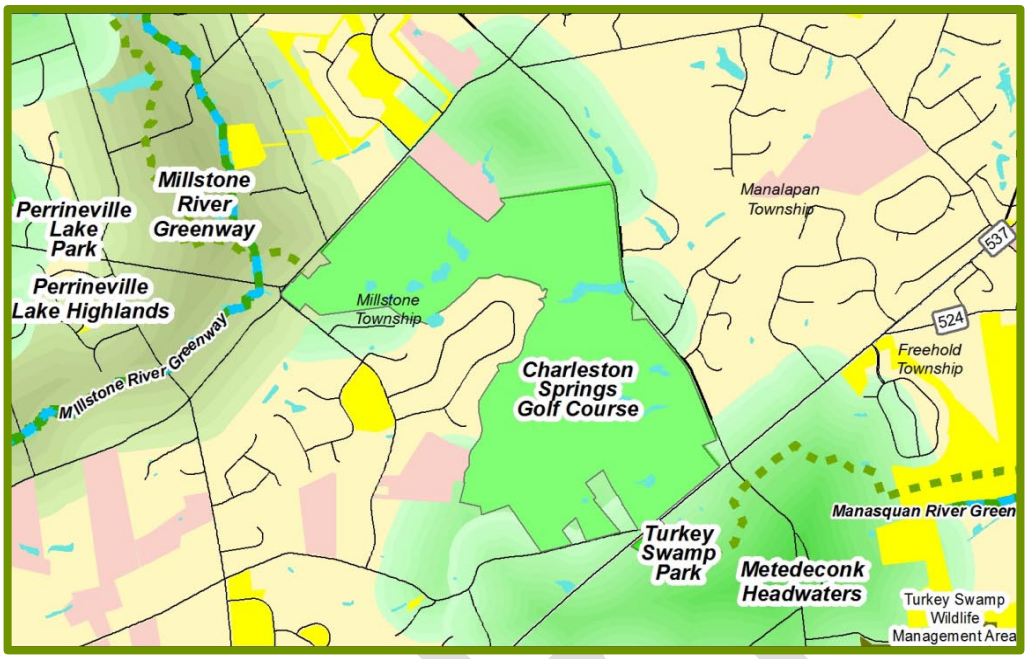


Acquisition

This Plan recognizes that Charleston Springs Golf Course has the potential to expand by approximately 250 acres with the addition of approximately 25 parcels. The purpose of any expansion at Charleston Springs Golf Course is for the inclusion of additional field and forest habitat areas to create additional recreation opportunities at the site, to facilitate linkages to other parks and open space resources via overland trails, and to eliminate in-holdings to preclude incompatible land uses. By acquiring additional lands not needed for golf operations, the site can expand additional recreation resources such as trails and picnic areas.

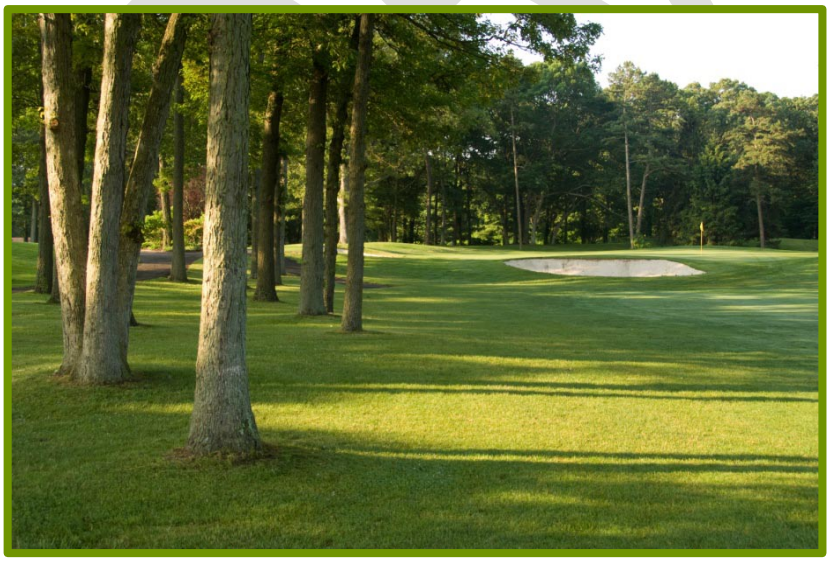
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Connections



Charleston Springs Golf Course has an existing two-mile walking trail with the potential, through continued acquisition and cooperation with local and State agencies, to develop linkages to other open space. This Plan specifically recommends the continued acquisition in the Metedeconk Headwaters project area with the goal of connecting Turkey Swamp Park with Charleston Springs Golf Course. This link is designed to facilitate the development of a Regional trail network to connect the Metedeconk River and Manasquan River Greenways to Turkey Swamp Park, Charleston Springs Golf Course, the Millstone River Greenway, and Perrineville Lake Park for eventual connection to the Union Transportation Trail.

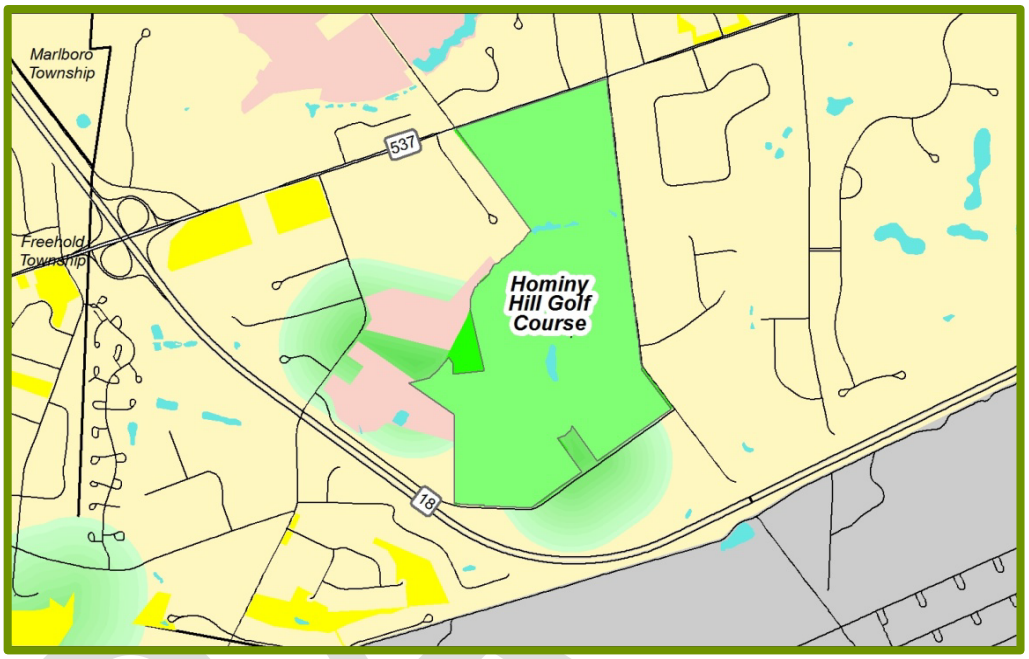
HOMINY HILL GOLF COURSE (REGULATION) - 262 ACRES



Designed by famed golf course architect, Robert Trent Jones, Sr. in 1963 for Henry Mercer, president of States Marine Corporation, to entertain foreign business guests when they visited New York, the 18-hole Hominy Hill Golf Course has often been rated the #1 public golf course in New Jersey. When the Mercers decided to sell, they resisted higher offers from developers while the Park System secured Green Acres funding in 1975. Hominy Hill has been the host of two USGA National Amateur Public Links Championships and numerous regional championship tournaments. The course

measures 7,049 yards from the blue tees and has USGA course and slope ratings of 73.8 and 135 from the blue tees. With 138 bunkers scattered throughout the course and water coming into play at four holes, Hominy Hill is known as an exciting course. Course amenities include a well-stocked golf center, GHIN handicapping, food concession, warm-up range, locker rooms with showers, and a putting green. There is also a one-mile walking trail.

Acquisition



This Plan recognizes that Hominy Hill Golf Course has the potential to expand by approximately five acres with the addition of a single parcel. The purpose of any expansion at Hominy Hill Golf Course is for the elimination of in-holdings.

Connections

Hominy Hill Golf Course is surrounded by medium and low-density residential development. There is limited opportunity for links to nearby open space, but any road improvements in the area should consider bicycle safety.

HOWELL PARK GOLF COURSE (REGULATION) - 311 ACRES

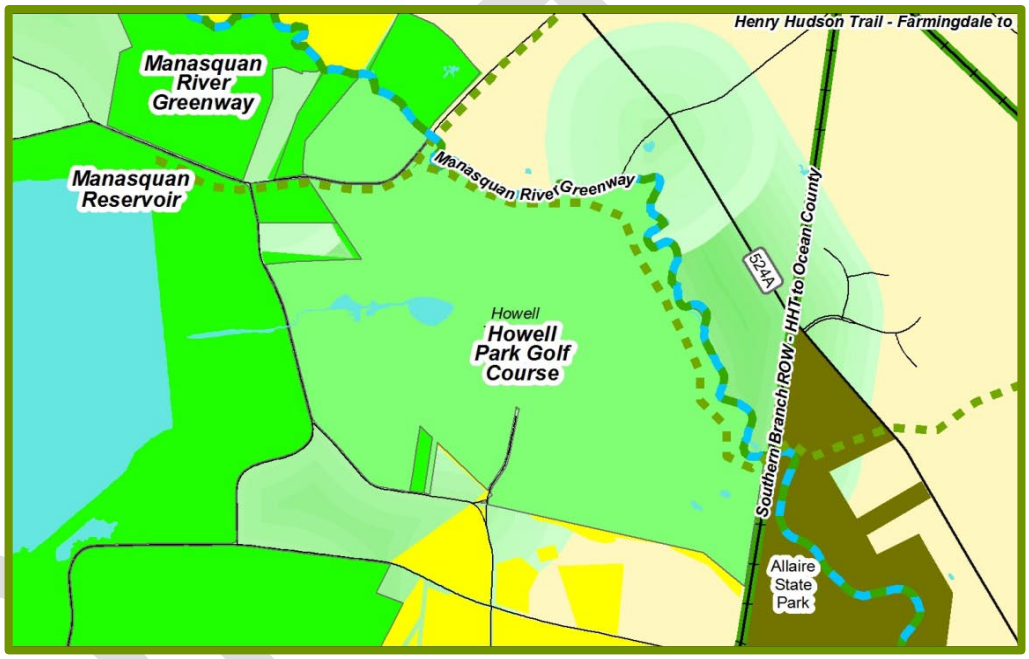


With its rustic wooded setting, manicured bentgrass fairways, and fast-sloping greens, Howell Park Golf Course provides a golfing experience often associated with private clubs. Built in 1972 to meet the growing demand for golf, it had been used for nature walks for the previous five years.

Designed by noted golf course architect, Francis Duane, the course was designed to be aesthetically pleasing and challenging. About 40% of the park land has been preserved as forest to help protect the Manasquan River watershed. Repeatedly ranked among the top 50 public golf courses in America by national golf publications, this par 72 course measures 6,964 yards from the blue tees and has USGA course and slope ratings of 73 and 126. There is also a warm-up range and a large, immaculately maintained practice green.

Acquisition

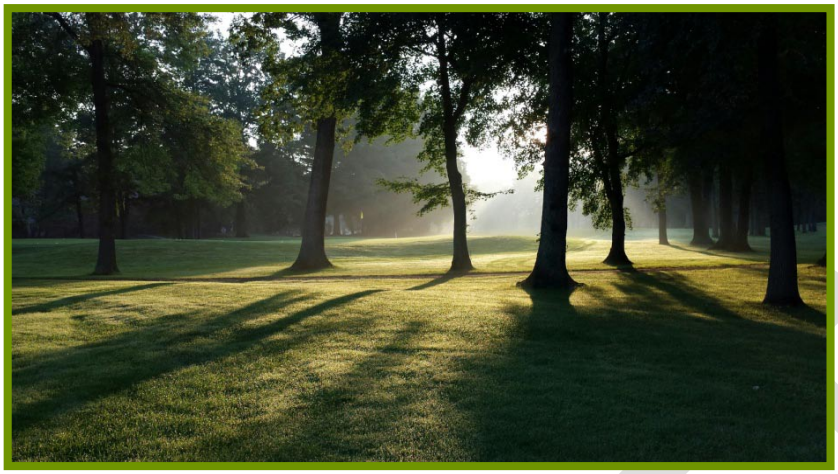
This Plan recognizes that Howell Park Golf Course has the potential to expand by approximately 50 acres with the addition of approximately 20 parcels. The purpose of any expansion at Howell Park Golf Course is for the elimination of in-holdings and the inclusion of additional forest, wetland, and riparian habitat areas along the Manasquan River as an extension of the Manasquan River Greenway.



Connections

Howell Park Golf Course is adjacent to the Manasquan Reservoir and Manasquan River Greenway. As noted earlier, the five-mile perimeter trail at the Manasquan Reservoir creates opportunities for acting as a regional hub for trails and linking to adjacent open space, such as Howell Park Golf Course, the Manasquan River Greenway, Allaire State Park, and nearby municipal lands owned by Howell Township. Howell Park Golf Course presents additional opportunities to link the five-mile perimeter trail at the Manasquan Reservoir to Allaire State Park and the Henry Hudson Trail extension via a trail along the course perimeter and through a limited number of adjacent parcels, some already in public ownership. This Allaire to Howell Park Golf Course cut-off trail is another specific trail recommendation of this Plan.

PINE BROOK GOLF COURSE (EXECUTIVE) - 61 ACRES



Pine Brook Golf Course was built by Hovnanian Enterprises of Red Bank as part of the Covered Bridge Adult Community in Manalapan Township. It is an 18-hole, executive-length golf course with shorter fairways than a standard golf course. Designed by noted golf course architect Hal Purdy, the par 61, 4,168-yard course was gifted to the Park System in 1981. Pine Brook became the first junior friendly designated facility in the Park System in 2012, with an additional set of forward tee markers and an adjusted score card. An 18-hole FootGolf course is also available.

Acquisition

This Plan recognizes that Pine Brook Golf Course has no realistic potential to expand, as it is surrounded by high-density residential development.

Connections

Pine Brook Golf Course is surrounded by high-density residential development. There is limited opportunity for links to other open space, but any road improvements in the area should consider bicycle safety.

SHARK RIVER GOLF COURSE (REGULATION) - 176 ACRES



One of the oldest golf courses in the country, Asbury Park Golf and Country Club was designed by Scottish golf pro Joseph "Scotty" I'Anson in 1918 as a "penal" course with tight, narrow fairways, deep-faced bunkers, and small, well protected greens. Asbury Park used the course for a victory garden during World War II. It was acquired by the Park

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System in 1973 to preserve the 2.5 miles of forested wetlands on the Jumping Brook and Shark River. Renamed the Shark River Golf Course, it is an 18-hole, par 71 course with a total length of 6,457 yards and a USGA course rating of 70.3 and USGA slope rating of 130 from the blue tees.

Acquisition

This Plan recognizes that Shark River Golf Course has no realistic potential to expand, as it is surrounded by medium density residential development, Route 18, and Shark River Park.

Connections

Shark River Golf Course is surrounded by medium-density residential development and is immediately adjacent to Shark River Park. There is limited opportunity for links to other open space, but any road improvements in the area should consider bicycle safety.



"The golf courses are the best county courses in New Jersey"

- *Survey Quote*

MONMOUTH COUNTY PARK SYSTEM GREENWAYS

Greenways are linear, continuous strips of land and/or water under public control through ownership, easement, or other agreement, that serve both conservation and recreation needs. Greenways can improve bicycle, pedestrian, canoe and kayak access throughout the region by providing trail and river linkages between existing parks and neighborhoods

This Plan classifies Greenways into different categories. Greenways are primarily divided into Regional Trails, Blueways, and Park Connections. The secondary distinction is between Greenways that are active projects of the Park System and those that are intended to be cooperative projects with municipalities and non-profit partners.

MONMOUTH COUNTY PARK SYSTEM REGIONAL TRAILS – RAIL-TRAILS

The first types of Greenways discussed in this Plan are the Park System's Regional Trails. These are long, linear trails on predominantly abandoned rail lines that cross over multiple municipalities and are regional trails that tie various parks and open space areas together. The complexities of developing Rail-Trails are numerous. The rights-of-way are either owned by rail or transit corporations that consider these rights-of-way to be important assets to be protected and these agencies fear that public access can increase liabilities. Inactive rights-of-way are still considered assets that might be re-activated if potential freight or passenger volumes would warrant activation. Little used rail lines, with minimal freight traffic, are still active and sharing these rights-of-way holds little interest for rail agencies. Some rights-of-way have been sold off, piecemeal, to adjacent owners or to utility providers and re-assembling these rights-of-way are daunting. Any continued development of these Rail-Trails will require the cooperation of and coordination with the rail agencies that own these rights-of-way. These Park System Regional Trails are active Park System projects for which the Park System is the primary agency responsible for securing ownership or legal access, designing and developing the physical trail, and the long term maintenance and operation of the trail. What follows are existing and proposed Regional Trails.



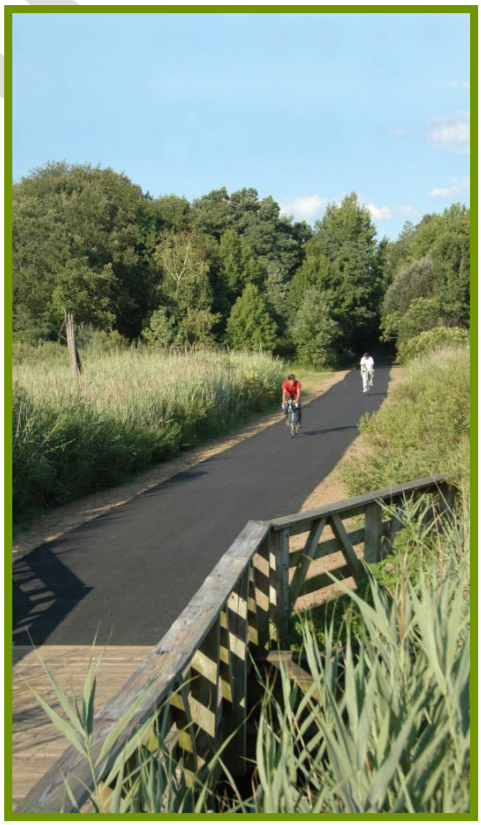
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HENRY HUDSON TRAIL – 24 MILES, 111 ACRES



The Henry Hudson Trail is the County's longest and most heavily used multi-use regional trail and has been designated a part of the National Rail-Trail Network. The trail was developed on the former railroad right-of-way of the Monmouth County Agricultural Railroad between Freehold and Matawan, and several smaller Bayshore rail lines, all of which were eventually owned and operated by the Central Railroad Company of New Jersey. The 24-mile trail is paved and 10 feet wide. The northern 12-mile section was purchased by Monmouth County between 1988 and 1990, and the southern 12-mile section has been leased from NJ Transit for recreational trail use since 2000.

The northern terminus of the Henry Hudson Trail begins at Popamora Point in Atlantic Highlands in northeastern Monmouth County and proceeds west along the Raritan Bay through the urban Bayshore communities of Middletown, Keansburg, Union Beach, and Keyport before turning south toward Freehold, the County seat in the heart of Monmouth County. The trail currently ends at Route 537 just outside of downtown Freehold. The trail is continuous with the exception of two sections of approximately two miles. The Henry Hudson Trail travels through manmade and natural environments with views of surrounding wetlands, streams, and fields, providing recreational opportunities and critical linkages to schools, neighborhoods, and community facilities.



The regional significance of the Henry Hudson Trail continues to expand. The Park System is receiving increased requests from towns and schools for formal linkages to the trail. The Park System continues to work with multiple partners on filling in gaps and creating extensions.

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Acquisition

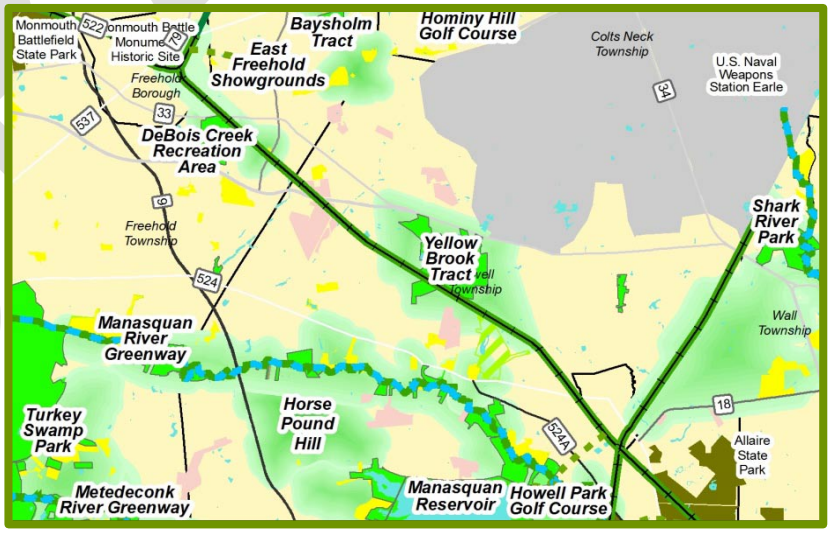
This Plan includes the acquisition of any segments of former rail right-of-way still in private ownership that have yet to be acquired in Atlantic Highlands in order to complete the original alignment of the trail. This Plan also includes the acquisition of lands in Freehold Borough to link the current Henry Hudson Trail to the center of the Borough and provide access to the next section of right-of-way that leads east to Farmingdale.





The Park System will need to work with Freehold Borough, Freehold Township, Howell Township, and any other entity to secure a trail easement from NJ Transit/ ConRail for the alignment of the Henry Hudson Trail from Freehold Borough, through Freehold Township and Howell, to Farmingdale.

The intent is to develop a Rail with Trail[4] from the Freehold Borough Center along the section of rail to Oakerson Road that is still intermittently in use with usable track and to develop a Rail to Trail[5] from Oakerson Road to Farmingdale where there is no usable track. Additional acquisitions, easements, and agreements may be necessary to complete the trail through Farmingdale into Allaire State Park for eventual linkage to the Edgar Felix Bicycle Trail. Other acquisitions might be included in order to provide important access points, parking areas or links to Park System parks, municipal open space, or to connect to neighborhoods and transportation facilities.



[4] Rail with Trail is the development of a trail adjacent to an existing, active rail line, sharing the right-of-way for rail and trail use.

[5] Rail to Trail is the development of trail in a former rail right-of-way after removing the tracks, using the right-of-way exclusively for trail use.

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Connections

This Plan identifies important links to complete the Henry Hudson Trail, as well as links to Park System parks, municipal open space, or to connect to neighborhoods and transportation facilities.

- Cooperate with Highlands to complete bike lanes from Popamora Point to the base of the Route 36 Bridge for access to Gateway National Recreation Area – Sandy Hook Unit.
- Cooperate with Middletown Township to complete bike lanes on Church Street in the Belford section to connect the Henry Hudson Trail to Bayshore Waterfront Park.
- Seek permission from NJDEP to create a trail link on top of the flood control dike to connect the Henry Hudson Trail to Bayshore Waterfront Park.
- Cooperate with Howell and Farmingdale to connect the end of the NJ Transit/ ConRail line to Allaire State Park, Howell Park Golf Course, and the Manasquan Reservoir.
- Cooperate with Allaire State Park in designing and building the trail through the park to connect to the Edgar Felix Bike Path in Wall Township.
- As mentioned throughout this Plan, the Henry Hudson Trail provides, or has the potential to provide, trail access to the following County park properties:
    - Bayshore Waterfront Park
    - Freneau Woods Park
    - Wickatunk Recreation Area
    - Big Brook Park
    - Durand Tract
    - East Freehold Showgrounds
    - DeBois Creek Recreation Area
    - Yellow Brook Tract
    - Manasquan Reservoir
    - Howell Park Golf Course
    - Manasquan River Greenway

"So happy we moved to Monmouth County, and the Park System is one of the biggest reasons."

- *Survey Quote*

Projects

This Plan includes a number of current and future projects for improvements and extensions of the Henry Hudson Trail.

- Pedestrian Crosswalk Improvements in the Boroughs of Keyport, Union Beach, Keansburg and Township of Hazlet - Improvement of 20 trail crossings over municipal and County roads along the Henry Hudson Trail in the Boroughs of Keyport, Union Beach, Keansburg, and Township of Hazlet.
- Coordinate with the NJDOT Highway Authority, NJ Turnpike Authority, and Monmouth County Engineering on repairs and improvements to the Route 35 and the Garden State Parkway Bridges.

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- Work with NJ Transit to determine the best method of crossing the North Jersey Coast Line commuter rail line.
- Work with NJ Transit on a proposed Aberdeen-Matawan Train Station Transitway, which will provide a critical link, the connection to the Aberdeen-Matawan RR Station, including the crossing of Lake Matawan.
- Completion of Trail Connection between State Highway 79 and County Route 520 in Marlboro Township - Starting at the existing trail in Big Brook Park, a pedestrian crossing will be constructed at Dunn Drive to cross County Route 520 (Newman Springs Road). This will lead to an existing right-of-way that connects to the former rail bed. Riders and walkers can then travel the 1.6 miles through wooded terrain to the intersection of State Highway 79 at Wyncrest Road.
- Connect trail from County Route 520 crossing to existing trails in Big Brook Park to continue on Henry Hudson Trail alignment to Freehold.
- Extension of the trail into Freehold Borough - Construct an extension of the Henry Hudson Trail for approximately 1,700 linear feet from its current terminus at County Route 537 to Center Street in Freehold Borough Town Center. Installation of pedestrian warning signals on County Route 537, land clearing (including invasive species), demolition of existing rails and ties, grading, and installation of trail base and surfacing, signage and landscape restoration.
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UNION TRANSPORTATION TRAIL – 8.6 MILES, 44 ACRES



The Union Transportation Trail, the County's second rail-trail, was once the Pemberton & Hightstown Railroad. It extends from the Ocean/Monmouth County line, traveling roughly nine miles across the County to the Mercer/Monmouth County line, passing through Assunpink WMA. The Pemberton & Hightstown Railroad was instrumental in allowing rural farmers in western Monmouth County connect to established rail lines and move produce to shipping centers on the Delaware Rivers and Atlantic Coast. When the line was nearly closed in 1888, local farmers rallied to form the Union Transportation Company to lease the railroad and keep their communities connected. Passenger service ended in 1931, although freight services continued until 1977.

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The Park System secured a permanent trail easement for the right-of-way in 1998 from JCP&L, which preserves it for potential reactivation as a rail corridor. The opening of the first two miles of the trail in 2010 included the rehabilitation of a historic wood trestle bridge over Lahaway Creek, one of the few physical remnants of the old railroad. The now completed trail offers vistas of fields and rural scenery for equestrians, hikers, walkers, joggers, and bicyclists.

Acquisition

The trail has been completed from north to south in Monmouth County. The next steps are for continued connections into adjacent counties/municipalities. This Plan identifies important links to complete the Union Transportation Trail, as well as links to Park System parks, municipal open space, or to connect to neighborhoods and transportation facilities.



- The Park System, in cooperation with both the Monmouth and Ocean County Engineering Departments, is currently using a Federal TAP grant for construction of an underpass to provide uninterrupted safe access for trail users to cross from Monmouth County into Ocean County by way of an underpass below County Route 537. County Route 537 is a split jurisdiction roadway between the Monmouth and Ocean County Engineering Departments. The underpass is being constructed using precast reinforced concrete structures, essentially a box culvert. The underpass is being constructed in sections in order to facilitate traffic control on County Route 537. In addition to the underpass, the Union Transportation Trail surface would be extended 600 feet to link Monmouth County's portion of the trail to the proposed Ocean County/Plumsted Township trail.
- With the completion of the Ocean County/Plumsted Township portion of the trail, the extension into Burlington County creates opportunities for connections to numerous other former rail rights-of-way that can be converted into Rail to Trails, connecting to Ocean County, Camden County and beyond.
- West Windsor Township, in cooperation with Mercer County, has received William Penn Foundation grant funds to extend the Union Transportation Trail into Mercer County. This extension can link the trail to the proposed Camden & Amboy Trail, another Rail to

Trail project, which can extend the trail from Mercer County into Middlesex and Camden Counties.

- The Union Transportation Trail is intended to intersect the planned route of the Capital to Coast Trail, which in turn is intended to intersect the Mercer County Assunpink Greenway.
- The proximity of Assunpink WMA provides the opportunity to link the Union Transportation Trail through Assunpink to Perrineville Lake Park. Perrineville Lake Park has the opportunity to be a major hub for local and regional trails, due to the extensive trails that exist in the park, the extensive trails network developed by Millstone and Roosevelt in the surrounding area, and the proximity of Assunpink State WMA. The existing Millstone and Roosevelt trails can be connected and expanded within County parks. The addition of the Perrineville Lake Highlands and the Millstone River Greenway create even more opportunities to link additional parks, including linking with Charleston Springs Golf Course and eventually to Turkey Swamp Park via overland trails.
- As mentioned throughout this Plan, the Union Transportation Trail provides, or has the potential to provide, trail access to the following County park properties:
    - Crosswicks Creek Park
    - Clayton Park

LONG BRANCH RIGHT-OF-WAY - PROPOSED

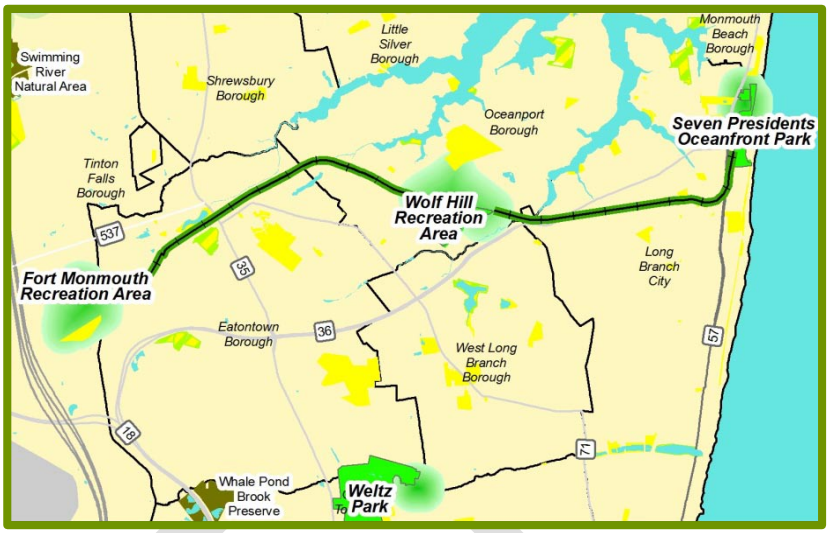


The proposed Long Branch Right-of-Way Trail is designed to link Fort Monmouth Recreation Area to Wolf Hill Recreation Area through Fort Monmouth. If that connection is successful, additional efforts may be expended to connect Wolf Hill Recreation Area to Seven Presidents Oceanfront Park. That connection will be much harder to make, because much more of the existing right-of-way has been developed.

The proposed Long Branch Right-of-Way Trail is former track of the New Jersey Southern Railroad, which began as the Delaware Bay Railroad Company in 1854 with a charter to construct a railroad from Raritan Bay to Cape May. The first segment of the railroad opened in June 1860 and ran south from Raritan Bay in Port Monmouth as far as Eatontown, and then by another branch running east to Long Branch. This was the first railroad to reach Long Branch, which was one of the most popular seashore resorts of the era. This is the section that interests the Park System as a Rail to Trail.

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Acquisition



This Plan includes the acquisition of any sections of right-of-way that are available for fee simple purchase along the route and, in the alternative, the acquisition of permanent trail easements or long term trail leases along the existing sections of right-of-way. Preliminary research indicates that portions of the right-of-way are owned by NJ Transit, ConRail, Fort Monmouth Economic Revitalization Authority (FMERA), JCP&L, Eatontown, Oceanport and a number of private property owners.

Connections

The initial phase of the project would facilitate the connection of Fort Monmouth Recreation Area to Wolf Hill Recreation Area. The route would also allow for connections to Sun Eagles Golf Course, Wampum Lake, and Wampum Park in Eatontown, as well as sites on Fort Monmouth, future recreation facilities in Oceanport, Wolf Hill Elementary School, and Monmouth Park Racetrack.

SOUTHERN BRANCH RIGHT-OF-WAY - PROPOSED



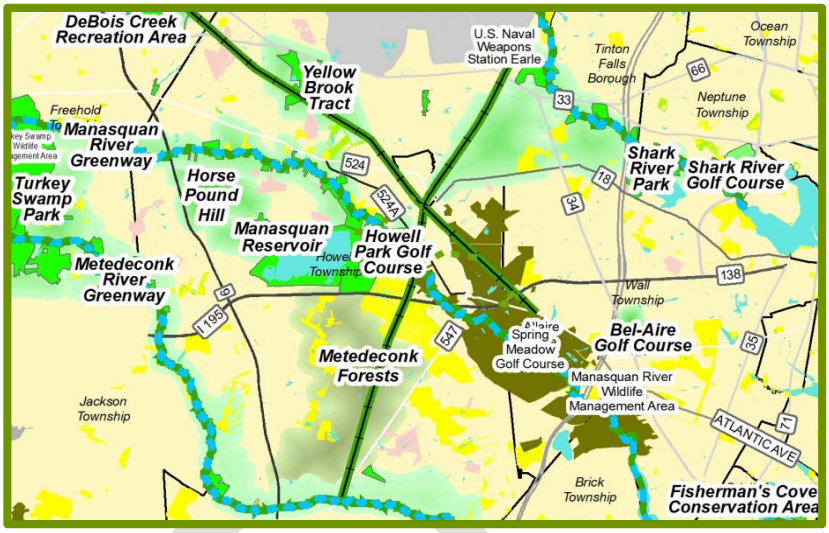
The proposed Southern Branch Right-of-Way Trail is designed to intersect the Henry Hudson Trail extension near Farmingdale and provide access to the north to Shark River Park and access to the south to the Ocean County border and beyond. This section of rail right-of-way is an active freight line, but the use of the line is infrequent and very low volume. Additionally, the right-of-way is very wide in most sections and could easily accommodate a Rail with Trail design.

The proposed Southern Branch Right-of-Way Trail is also former track of the New Jersey Southern Railroad, which began as the Delaware Bay Railroad Company in 1854 with a charter to construct a railroad from Raritan Bay to Cape May. In 1860, the main line was opened as far as Lakewood. This is the section that interests the Park System as a Rail with Trail.

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Acquisition

This Plan includes the acquisition of permanent trail easements or long-term trail leases along the right-of-way.



Connections

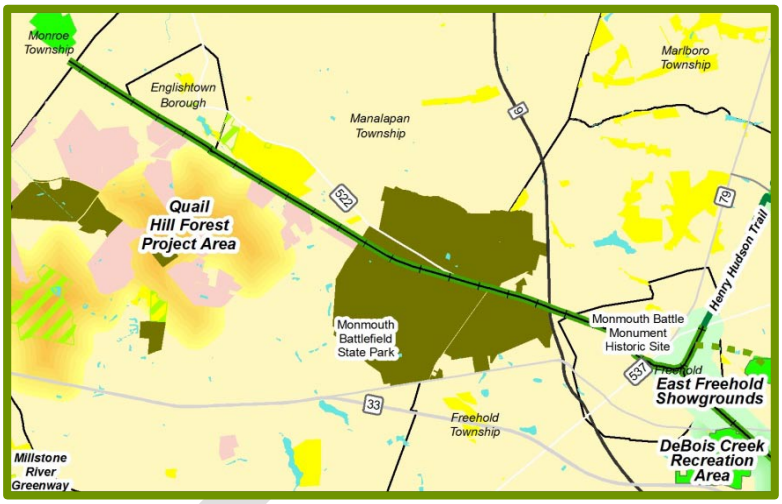
The Southern Branch Right-of-Way Trail would provide access to Shark River Park and the Henry Hudson Trail as well as all of the parks connected to the Henry Hudson Trail to the north and west. The Southern Branch Right-of-Way Trail would also provide access to the Howell Park Golf Course, which is adjacent to the Manasquan Reservoir and Manasquan River Greenway. As mentioned earlier, the five-mile perimeter trail at the Manasquan Reservoir creates opportunities for acting as a regional hub for trails and linking to adjacent open space at the Manasquan River Greenway, Allaire State Park, and nearby municipal lands owned by Howell Township.

The Southern Branch Right-of-Way Trail would traverse the Bear Swamp, which is Howell Township open space, and the Metedeconk Forest Project Area, a new cooperative project described in this Plan. Crossing the Metedeconk River, either by Rail Bridge or Squankum Road (CR 547), would provide access to Ocean County and a number of inactive rail lines that could be developed into a much larger regional trail network throughout Ocean County, Burlington County, Camden County and beyond.

MANALAPAN BRANCH RIGHT-OF-WAY - PROPOSED



The proposed Manalapan Branch Right-of-Way Trail is designed to be the western extension of the Henry Hudson Trail from Freehold Borough through Manalapan, and will provide access to Monmouth Battlefield State Park, the Manalapan Recreation Center, and to the Middlesex County border and beyond. This section of rail right-of-way is an active freight line, but the use of the line is infrequent and very low volume. The length of this section of right-of-way needs further study to be evaluated for its ability to accommodate a Rail with Trail design.



The proposed Manalapan Branch Right-of-Way Trail is part of the former Freehold and Jamesburg Agricultural Railroad which was incorporated in 1851 to connect Freehold with the Camden and Amboy Railroad in Jamesburg and was opened to traffic in 1853. On the other end of the line, a firm known as the Squankum and Freehold Marl Company built track from Freehold to Farmingdale in 1868, and leased it to Freehold and Jamesburg in the same year. The final link in the railroad, between Farmingdale and Sea Girt, was built by the Farmingdale and Squan Village Railroad Company by 1877, portions of which are now the Edgar Felix Bike path. The Park System is interested in connecting all of the rights-of-way into a connected series of Rail to Trails, with connections beyond the County's borders.

<u>Acquisition</u>

This Plan includes the acquisition of permanent trail easements or long-term trail leases along the right-of-way.

<u>Connections</u>

The Manalapan Branch Right-of-Way Trail would provide access to Monmouth Battlefield State Park, the Manalapan Recreation Center, and to Middlesex County.



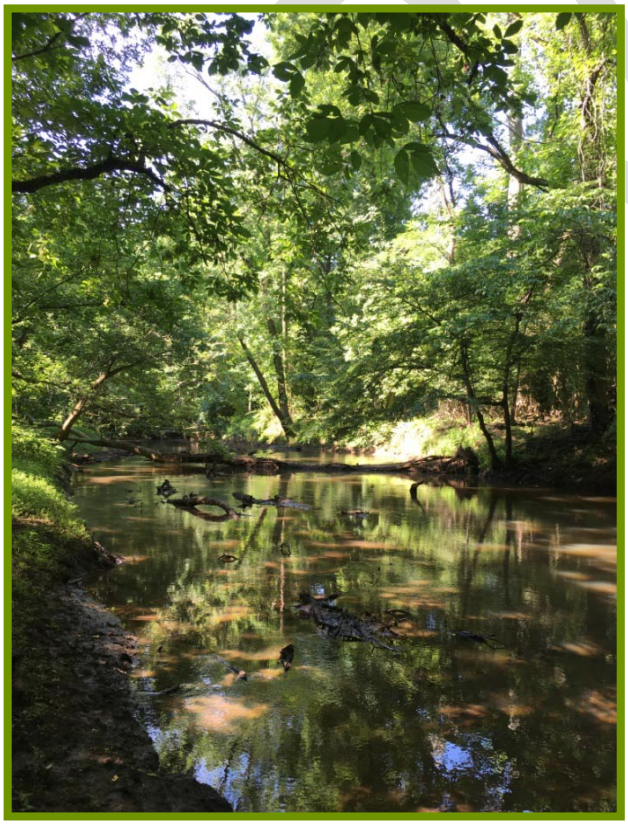
"The Park System provides opportunities to take advantage of the beautiful area we live in, but may not get to appreciate every day due to the hustle and bustle of life. It is a huge factor in helping residents achieve quality of life and gives our children wonderful, safe, educational spaces to explore." - *Survey Quote*

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MONMOUTH COUNTY PARK SYSTEM BLUEWAYS - ACQUISITION PROJECT AREAS

The second type of Greenway discussed in this Plan are the Park System's Blueways. These are acquisition project areas designed to protect the riparian habitat corridors along major river systems in the County, for the protection of water quality and the prevention of erosion and minimization of siltation of tidal creeks, ponds, and estuaries. Four of these Blueways are active Park System projects for which the Park System is the primary agency responsible for securing ownership or legal access and the long-term maintenance and operation of the riparian areas and waterfront access. Two of these Blueways are anticipated to be partnership projects in which the Park System will be securing ownership and legal access of some of the project area and municipal or State partners may be securing ownership and legal access in other portions of the project area with shared responsibility for the long-term maintenance and operation of the riparian areas and waterfront access. Blueways are not intended to be overland trail connections. The very riparian and forested wetland habitat types that are the primary focus of protection are regulated in such a manner as to make linear trail development either impossible or extremely costly. Blueways are accessible by canoes, kayaks, and other small watercraft. Access points along Blueways are designed to provide access to the creek and rivers for these small watercrafts. What follows are existing and proposed Park System Blueways.

CROSSWICKS CREEK GREENWAY – 2,346 ACRES AS CROSSWICKS CREEK PARK



The Crosswicks Creek Greenway has been converted into Crosswicks Creek Park following a number of large acquisitions that expanded the scope of the project. However, the Crosswicks Creek Greenway remains an important river focused Blueway for the Park System. The Crosswicks Creek Greenway includes the major tributaries of the Crosswicks Creek, including Miry Run, Doctors Creek and Lahaway Creek.

Acquisition

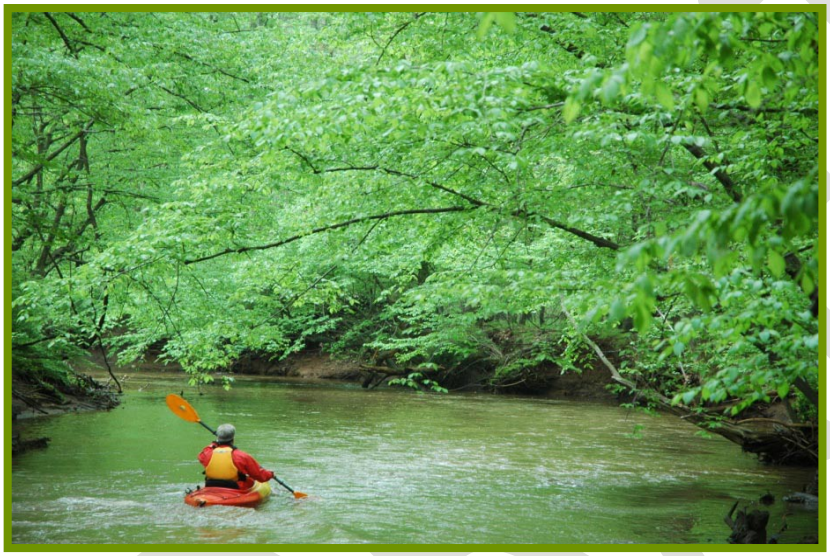
This Plan recognizes that Crosswicks Creek Park has the potential to expand by approximately 500 acres or more with the addition of approximately 70 additional parcels.

Connections

Crosswicks Creek Park can be linked to the rest of the Monmouth County Park System by connecting to the Union Transportation Trail via the Miry Run Greenway. Crosswicks Creek Park also benefits from an extensive trail network that had been planned and designed, but has yet to be implemented, that connects the various portions of the park to other park areas.

Crosswicks Creek Park can also link to Mercer County's Assunpink Greenway, creating a two-county trail network with access to the Delaware River, Trenton, and beyond. Additional links to open space in Burlington County are possible.

MANASQUAN RIVER GREENWAY – 480 ACRES

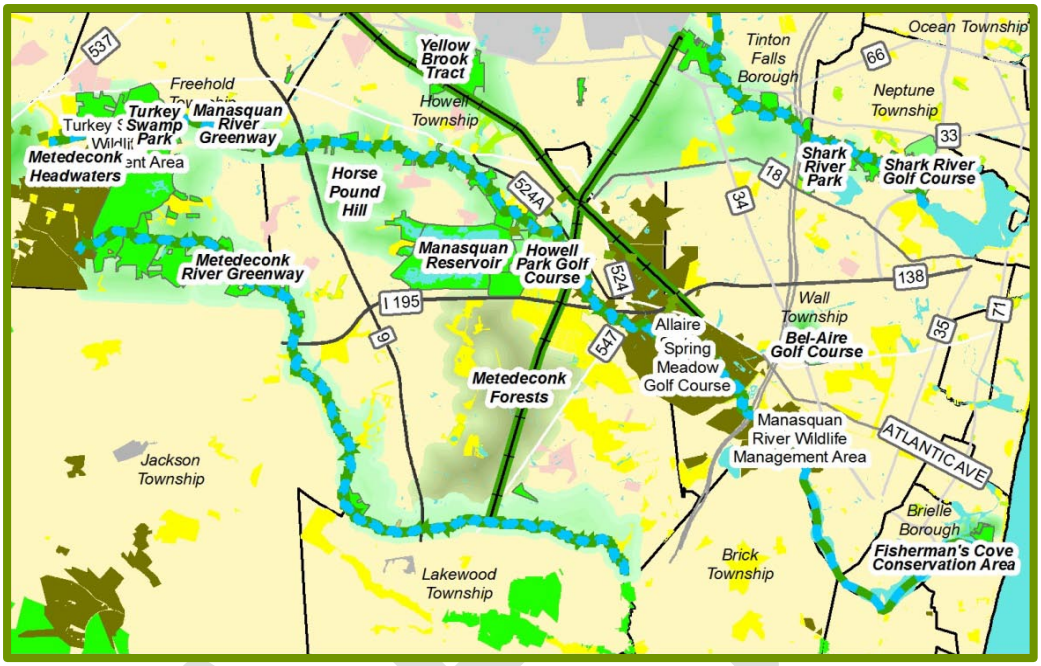


The Manasquan River Greenway was established in 1990 to expand the protection of the upper Manasquan watershed, a major source of drinking water for southern Monmouth County and northern Ocean County. It connects Howell Park Golf Course, the Manasquan Reservoir, and Turkey Swamp Park. The preserved forested wetlands and adjacent uplands are habitat for many species, including bald eagles. This preserved open space provides river access for fishermen and boaters with small watercraft. Car top launching is available at four different locations along the Greenway: Southard Avenue, West Farms Road, Ketcham Road, and Haven Bridge Road.

Acquisition

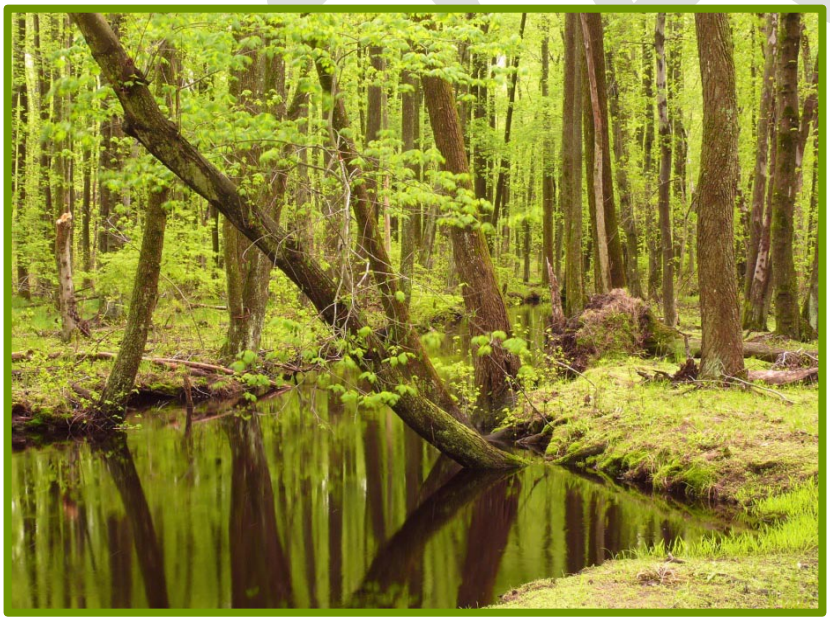
This Plan recognizes that Manasquan River Greenway has the potential to expand by approximately 1,200 acres or more with the addition of approximately 350 additional parcels. The purpose of any expansion of the Manasquan River Greenway is to acquire additional buffer areas along the Manasquan River and its tributaries, for the inclusion of additional habitat areas, and to prevent incompatible development in the watershed.

Connections



The Manasquan River Greenway creates a habitat link between the Manasquan Reservoir and Turkey Swamp Park. Protection of the Manasquan River continues within Turkey Swamp Park and into the headwaters area of the Metedeconk River. The Manasquan River Greenway is adjacent to several parcels of Howell Township open space that the Township may consider transferring to the Park System to consolidate ownership and habitat management responsibility.

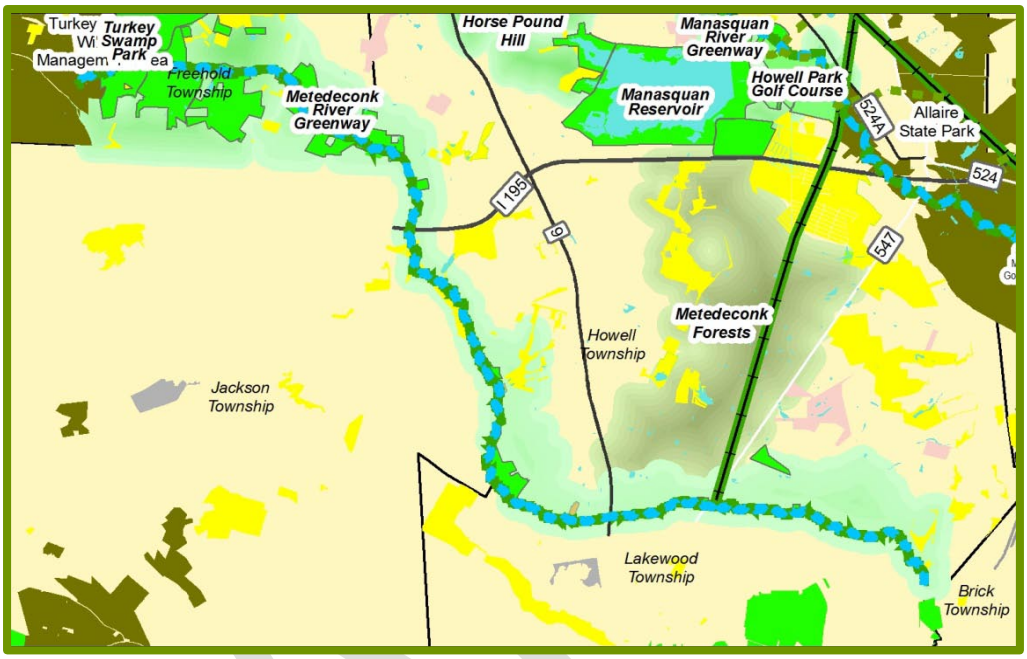
METEDECONK RIVER GREENWAY – 457 ACRES



The Metedeconk River is a critical stream corridor for the protection of water quality and wildlife. The Metedeconk River is part of the Barnegat Bay Watershed, a watershed of statewide significance. The Park System is preserving land along the Metedeconk to protect and buffer floodplains from adjacent land use and development. The Park System, in conjunction with similar efforts in the Ocean County part of the watershed, is preserving land along the Metedeconk River corridor. The Barnegat Bay Partnership's May 2019 Draft Comprehensive Conservation Management Plan (CCMP) promotes the protection of valuable resources in the headwaters and recognizes the Park Systems efforts that created and continues to expand the greenway along the Metedeconk River.

Acquisition

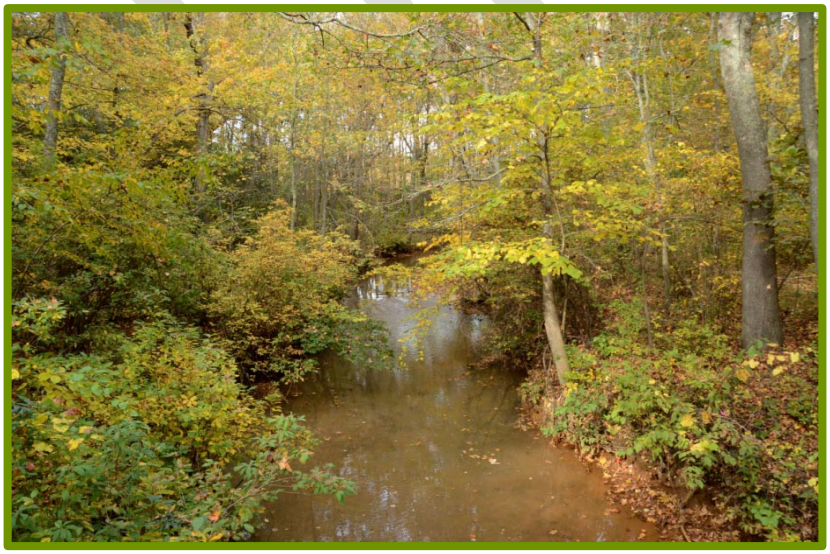
This Plan recognizes that Metedeconk River Greenway has the potential to expand by nearly 4,000 acres with the addition of approximately 700 additional parcels. The purpose of any expansion of the Metedeconk River Greenway is to acquire additional buffer areas along the Metedeconk River and its minor tributaries, for the inclusion of additional habitat areas, and to prevent incompatible development in the watershed.



Connections

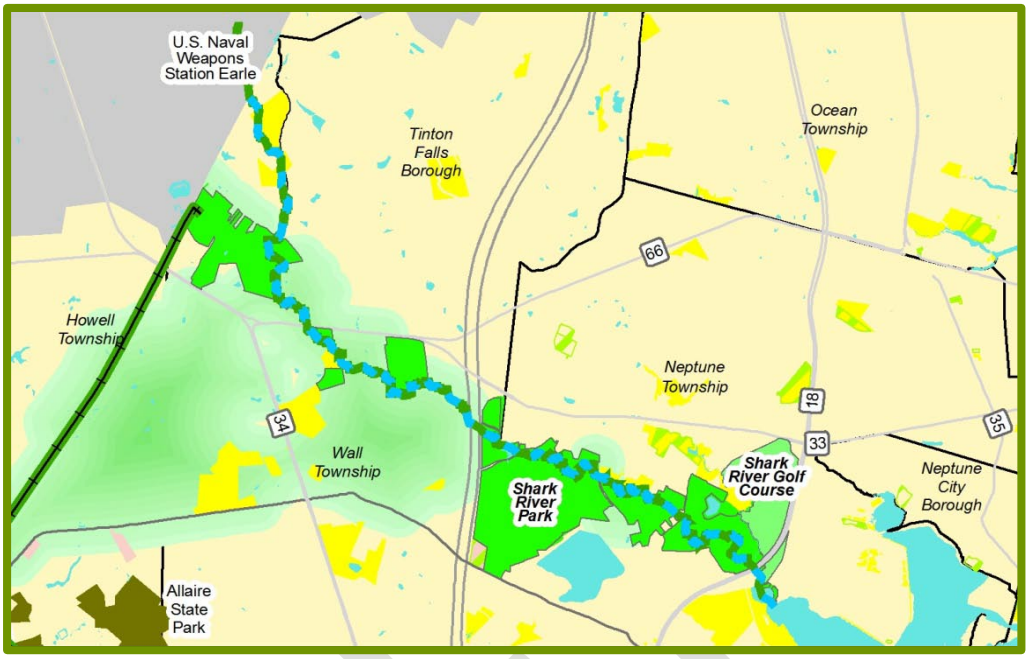
The Metedeconk River Greenway creates a habitat link along the Ocean County border to Turkey Swamp Park. Protection of the Manasquan River continues within Turkey Swamp Park and into the headwaters of the Metedeconk River project area. The proposed Southern Branch Right-of-Way Rail-Trail crosses the Metedeconk River Greenway.

SHARK RIVER GREENWAY - 990 ACRES AS SHARK RIVER PARK



Shark River Park has, over time, developed into the Shark River Greenway. This Plan recognizes the fact that the current and future extent of Shark River Park will protect significant sections of riparian habitat along the Shark River. Therefore, Shark River Greenway has become an important river focused Blueway for the Park System.

Acquisition



This Plan recognizes that Shark River Park has the potential to expand by approximately 1,900 acres with the addition of approximately 100 parcels in the greater park area. The only sections of the Shark River Greenway not identified for acquisition are in County ownership as a part of the Monmouth County Reclamation Center or in US Navy ownership as part of NWS Earle.

Connections

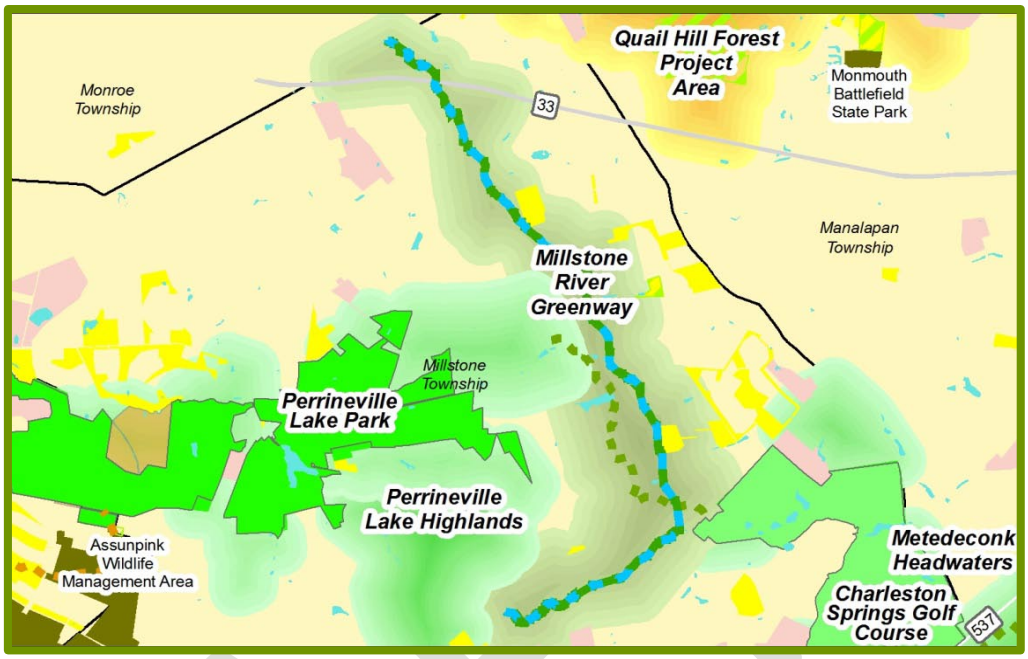
Shark River Park has the potential, through continued acquisition and the development of a regional Rail to Trail extension of the Southern Branch Right-of-Way, to connect to Farmingdale and the proposed extension of the Henry Hudson Trail. This connection would link Shark River Park to parks along the Henry Hudson Trail extension, including the Manasquan Reservoir, Howell Park Golf Course, Manasquan River Greenway, Allaire State Park, and other local and County parks that could connect to this larger regional trail system.

MILLSTONE RIVER GREENWAY

The proposed Millstone River Greenway is an important new project area for the Monmouth County Park System. The Millstone River headwaters start in the Perrineville Lake Highlands project area. The combination of Perrineville Lake Park, Perrineville Lake Highlands, and the Millstone River Greenway offers an opportunity to preserve forest, field, wetland, and riparian habitat areas in a larger habitat complex, and to connect a number of local and regional trails into a comprehensive trails network as well as protect the headwaters of an important regional river flowing into adjacent Middlesex County. It is anticipated that this will be a partnership project with the Monmouth County Park System, Millstone Township and Middlesex County each contributing to the acquisition of lands and easements in the project area.

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Acquisition



This Plan recognizes that Millstone River Greenway has the potential to preserve nearly 1,100 acres with the acquisition of approximately 60 parcels. The purpose of any acquisition in the Millstone River Greenway is to acquire riparian buffer areas along the Millstone River and its tributaries, for the inclusion of additional habitat areas, and to prevent incompatible development in the watershed. Additionally, this Plan includes the acquisition of permanent trail easements or long-term trail leases in the Greenway to accommodate over land trail connections as described below.

Connections

The addition of the Millstone River Greenway, in conjunction with the addition of the Perrineville Lake Highlands, creates opportunities to link parks, such as Perrineville Lake Park, Charleston Springs Golf Course, and eventually Turkey Swamp Park via overland trails. Perrineville Lake Park has the opportunity to be a major hub for local and regional trails due to the extensive trails that exist in the park, the extensive trails network developed by Millstone and Roosevelt Townships in the surrounding area, and the proximity of Assunpink State WMA. The Millstone River Greenway creates different options for linking regional trails, including links to Middlesex County, while providing important riparian buffer protections.

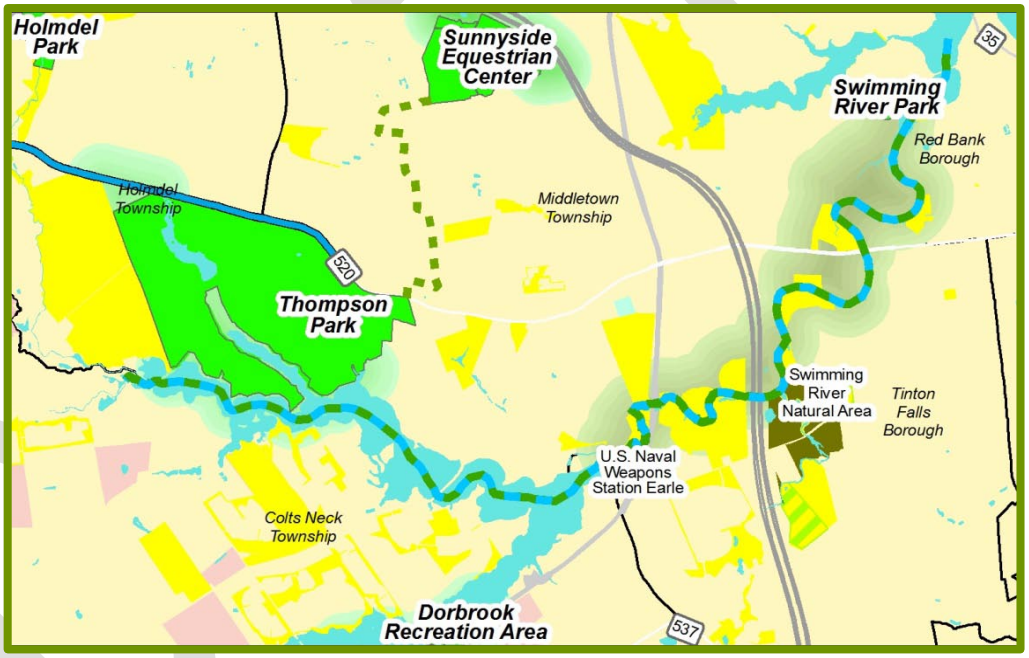
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SWIMMING RIVER GREENWAY – 6 ACRES, 12 ACRES AS SWIMMING RIVER PARK



The new Swimming River Park provides access to the Navesink and Swimming River and creates the beginning of the Swimming River Greenway. This Plan recognizes the fact that the current and future extent of the Swimming River Greenway will protect significant sections of riparian habitat along the Swimming River. Therefore, the Swimming River Greenway has become an important river focused Blueway for the Park System. Ownership of properties along the greenway is divided amongst the County, the State, and Middletown.

Acquisition



This Plan recognizes that Swimming River Greenway has the potential to expand by approximately 170 acres with the addition of fewer than 10 parcels along the Swimming River. Many of the parcels are already in public ownership. The purpose of any expansion at Swimming River Greenway would be for the consolidation of disparate ownership under a single management agency for the purpose of habitat management and streambank restoration, with the possibility of additional opportunities for public waterfront access.

Connections

There is little opportunity for overland connections to Swimming River Park, but its location along the Swimming River Greenway provides waterfront access for operators of small watercraft to enjoy the Swimming River, Navesink River, Shrewsbury River, and beyond to Sandy Hook Bay and the Raritan Bay.

MONMOUTH COUNTY PARK SYSTEM NEW PARKS & PROJECT AREAS

What follows is a review of the new park or project area proposed to be added to the Park System. These areas are not currently active acquisition project areas, but are proposed to be added to the portfolio of projects being pursued by the Acquisition Department. Information about the recreation services provided or the resources being protected is provided, as well as an estimated size and potential for expansion. This section also includes an overview of possible linkages between each park, other parks in the Park System, other open space, and local populations.

INDOOR RECREATION CENTERS

The Monmouth County Park System established the Urban Recreation Division in 1985 in an effort to provide recreational opportunities to qualified County residents at a lower cost. In order to make these recreational services available, the Monmouth County Park System initiated the Recreation Assistance Program (RAP) to meet the recreational needs of residents who are unable to pay the established program fees. The division provides year-round services that include Mobile Recreation (Sept-June), field days, recreation support at local community events, and a week-long adventure-based camp.



In 2016, the Urban Recreation Division expanded its services by relocating to Big Brook Park seeking to provide recreational opportunities that normally cannot be offered outside a Park System facility to qualified RAP participants. New program offerings include archery, zip-lining, group swimming and more. Using leased space from the Salvation Army, the Coastal Activity Center provides quality afterschool recreation programs for elementary and middle school-age children.

The Park System officially took control of the former Fort Monmouth Youth Center in March of 2013 through a lease from FMERA. The former Youth Center presented a much needed and long-awaited opportunity for the Park System to expand its visitor services programs. The location of the center provided the opportunity for more densely populated areas of Monmouth County to conveniently access Park System programs.

The Fort Monmouth Recreation Area serves as the Park System's first indoor recreation center and provides an array of programs including arts & crafts, sports, exercise classes, and special events. Fort Monmouth Recreation Area contains a 21,000 square foot recreation center with a gymnasium, four activity rooms, a snack area and lounge, several multipurpose rooms,

restrooms, and offices, as well as an outdoor pool complex with two pools, a pool service building with restrooms, a gazebo, and picnic and lawn areas.



The Monmouth County Park System officially opened the doors of Fort Monmouth Recreation Area in August 2013. The primary focus of the facilities and activities at Fort Monmouth Recreation Area is the promotion of health and wellness of County residents. Healthy families and healthy communities contribute to the overall well-being of our citizens and the camps, programs, and activities are designed to contribute to the overall health and wellness of the community. Since opening, the Park System has provided hundreds of recreation programs, educational classes, and events at the Recreation Center.

Given the success of the Fort Monmouth Recreation Area, the Park System would like to replicate that success in additional regional locations throughout the County. This would give the Park System a permanent presence in additional locations where it can provide County residents with closer and more convenient access to recreational facilities.



This Plan recommends finding three additional Regional Recreation Areas around the County suitable for the development of indoor recreation centers like the one in operation at Fort Monmouth. The type of facility that would meet this need would ideally have a full-size gymnasium, a service kitchen, two to three classrooms, staff office space, and storage. The sites would ideally have adequate parking on-site for staff and visitors and would have enough space for a playground and a multi-use sport court. Six to ten acres would be adequate for such sites. A long-term goal for the Park System should include an indoor swim facility at each of these sites. The Park System will be engaging in fee simple acquisition or long-term lease of properties, or it will explore cooperative agreements with County vocational schools, local boards of education, or municipalities to develop shared facilities, to create the following Regional Recreation Areas:

- Bayshore Regional Recreation Center – Keansburg-Hazlet Area
- Coastal Regional Recreation Center – Asbury Park-Neptune Area
- Central Regional Recreation Center – Freehold Borough-Freehold Township Area

HORSE POUND HILL

This Plan recognizes a project area between the Manasquan Reservoir and Manasquan River Greenway called the Horse Pound Hill project area. This significant patch of high value upland forest, including one of the largest contiguous areas of Century Forest remaining in the County, and forested wetlands south of the Manasquan River Greenway, could create a significant habitat link to the Manasquan Reservoir. This area is primarily south of Casino Drive, north of West Farm Road, and west of Lemon Road in Howell Township.

The name Horse Pound Hill is derived from an early name for this area of Howell. Long before Howell was incorporated as its own municipality it fell within the expansive boundary of Shrewsbury. A description of the formation of the township found in the Law of the State of New Jersey published in 1821 is as follows:

> All that part of the township of Shrewsbury, in the county of Monmouth …Beginning at the main sea or ocean, in the middle of Shark River Inlet, and from thence running up the main stream thereof, up along several windings, to a place called and known by the name of the Horse-Pound (Justice 1821, 509).

In the History of Monmouth County, written by Franklin Ellis in 1885, the author reiterates this description and goes on to explain the name Horse Pound in a footnote:

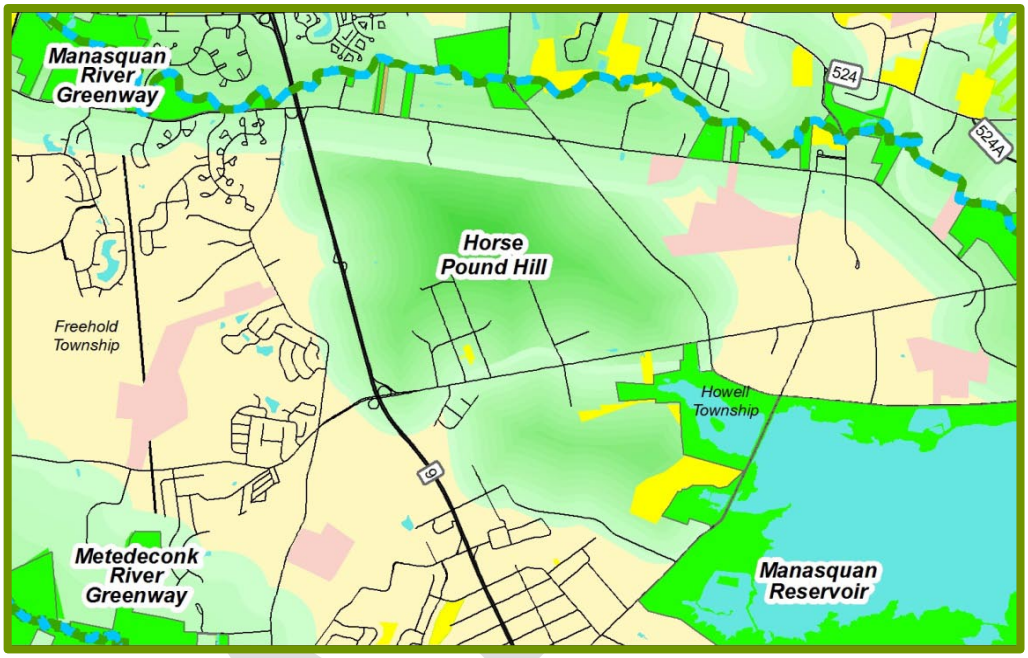
> Tradition says that this place was so called because here the Indians caught the horses and cattle of the early settlers which ran at large in the woods… It was said that the Indians built a brush fence in the form of a triangle, the apex of which was at a point where there was a bog or quagmire. From this place the fences diverged until the two were nearly a mile apart. In to this opening the horses and cattle were driven, until they came to the bog, where they sunk into the mire and were easily taken by the Indians (Ellis 1885, 645-646).

There is no recorded name for the hill that rises above these wooded wetlands, so we have taken the name of the location and applied it the hill as well.

It should be noted, however, that this area is one of four sites (Tyrpak Road Group, LLC) identified in the 2018 Howell Township Affordable Housing Settlement Agreement and Judgment of Repose as committed to development of affordable housing. If this site is no longer required for affordable housing, or some other legal action occurs that negates the Settlement Agreement, this area should be identified as a new County Acquisition Project Area or be added to the Manasquan River Greenway Acquisition Project Area or Manasquan Reservoir Recreation Area Acquisition Project Area.

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Acquisition



This Plan recognizes that the Horse Pound Hill project area has the potential to preserve approximately 600 acres with approximately 100 parcels. The purpose of any acquisition at Horse Pound Hill is for the protection of field, forest, and forested wetland habitat areas and to create a significant habitat link between the Manasquan River Greenway and Manasquan Reservoir.

Connections

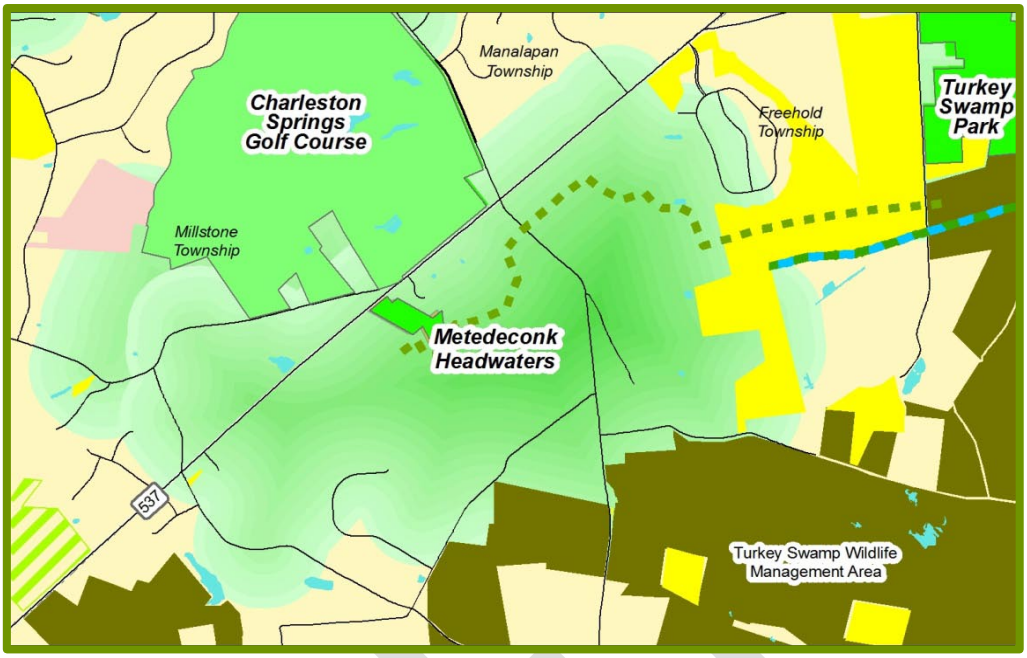
The Horse Pound Hill project area is intended to create a significant habitat link between the Manasquan River Greenway and Manasquan Reservoir.

METEDECONK HEADWATERS

This Plan recognizes an additional project between Turkey Swamp Park and Charleston Springs Golf Course called the Metedeconk Headwaters project area. This area is intended to be a large addition to the original Turkey Swamp Park, separated from the main park area by the Turkey Swamp State WMA.

The area is comprised of high-quality upland forest, including large patches of Century Forest and forested wetlands that include the headwaters of the Metedeconk River and portions of the headwaters of the Manasquan River. The combination of the Metedeconk Headwaters, Turkey Swamp Park, Metedeconk River Greenway, Manasquan River Greenway, and the undeveloped portions of Charleston Springs Golf Course offer an opportunity to preserve forest, field, wetland, and riparian habitat areas in a larger habitat complex, and to connect a number of local and regional trails into a comprehensive trails network. Expanding preservation in the Metedeconk Headwaters area is also recognized as an important effort in the Barnegat Bay Partnership's May 2019 Draft CCMP.

Acquisition



This Plan recognizes that the Metedeconk Headwaters project area has the potential to preserve approximately 600 acres with approximately 60 parcels. The purpose of any acquisition in the Metedeconk Headwaters is for the protection of field, forest, wetland, and riparian habitat areas in the Manasquan River and Metedeconk River Headwaters, and to create a larger Regional Park adjacent to the Turkey Swamp State WMA. This presents an opportunity to preserve forest, field, wetland, and riparian habitat areas in a larger habitat complex, and to connect a number of local and regional trails into a comprehensive trails network.

Connections

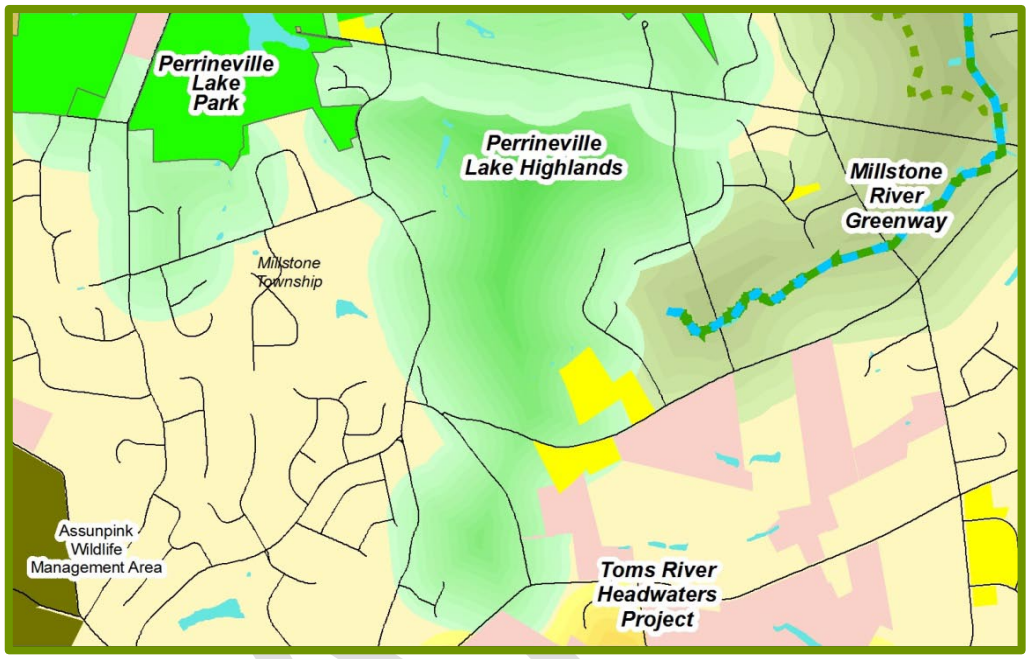
The Metedeconk Headwaters project area also forms an important link between Turkey Swamp Park and Charleston Springs Golf Course. Turkey Swamp Park has an extensive internal trail system with the potential, through continued acquisition and cooperation with local and State open space agencies, to develop linkages to other open space. This Plan specifically recommends the continued acquisition in the Metedeconk Headwaters project area with the goal of connecting Turkey Swamp Park with Charleston Springs Golf Course. This link is designed to facilitate the development of a regional trail network to connect the Metedeconk River and Manasquan River Greenways to Turkey Swamp Park, Charleston Springs Golf Course, Millstone River Greenway, and Perrineville Lake Park for eventual connection to the Union Transportation Trail.

PERRINEVILLE LAKE HIGHLANDS

The Perrineville Lake Highlands project area is intended to be an addition to the original Perrineville Lake Park. The area is comprised of fields and forested hills that include the headwaters of the Rocky Brook and the Millstone River and creates a link to the new Millstone River Greenway. The combination of Perrineville Lake Park, Perrineville Lake Highlands, and Millstone River Greenway offers an opportunity to preserve forest, field, wetland, and riparian

habitat areas in a larger habitat complex and to connect a number of local and regional trails into a comprehensive trails network

Acquisition



This Plan recognizes that the Perrineville Lake Highlands project area has the potential to preserve approximately 450 acres with approximately 40 parcels. The purpose of any acquisition at Perrineville Lake Highlands is for the preservation of field and forest habitat areas and to create a Regional Park that connects local and regional trail systems in cooperation with local and State open space lands.

Connections

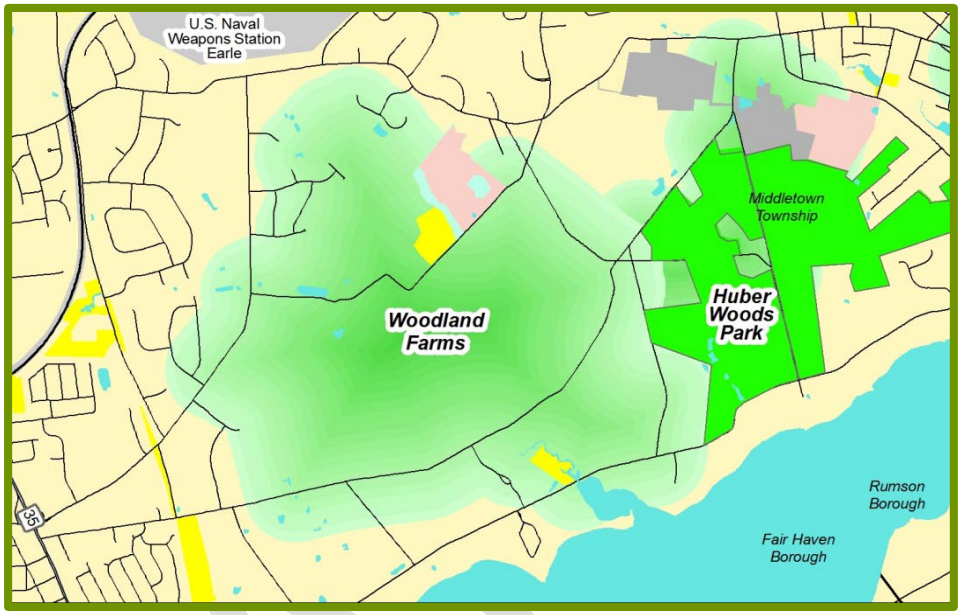
Perrineville Lake Park has the opportunity to be a major hub for local and regional trails, due to the extensive trails that exist in the park, the extensive trails network developed by Millstone and Roosevelt in the surrounding area, and the proximity of Assunpink State WMA. The proximity of Assunpink WMA provides the opportunity to link through Assunpink WMA to the Union Transportation Trail and the parks to which it is linked. The existing Millstone and Roosevelt trails can be connected and expanded within County parks. The addition of the Perrineville Lake Highlands and the Millstone River Greenway create opportunities to link additional parks, including linking with Charleston Springs Golf Course and eventually to Turkey Swamp Park via overland trails.

WOODLAND FARM SITE

The Woodland Farm Site, included in the 2006 County Open Space Plan as a new County park site, will continue to be an active project area, as either a new park area or as an extension of Huber Woods Park. The site is composed mostly of large parcels in limited ownership and is in a heavily developed area of the County. The potential to link the large farm field and forest complex with Huber Woods Park keeps this project area in the Plan, as well as significant

patches of Century Forest. The anticipated high acquisition cost will most likely require participation by Green Acres, Middletown Township and non-profit partners, and possible coordination with the Farmland Preservation Program.

Acquisition



This Plan recognizes that the Woodland Farm project area has the potential to preserve approximately 700 acres with approximately 10 parcels. The purpose of any acquisition at Woodland Farm is for the protection of field, forest, and forested wetland habitat areas, and to create a significant habitat link with Huber Woods Park.

Connections

The Woodland Farm project area is intended to create a significant habitat link with Huber Woods Park. The project area is adjacent to some existing preserved farmland.

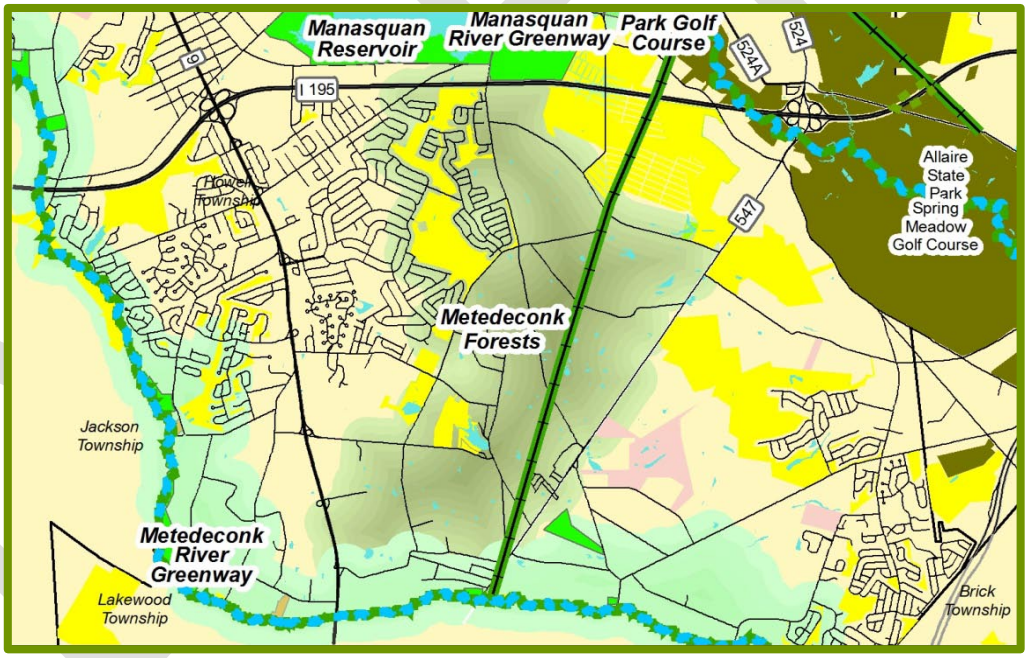
"The Park System is the diamond in Monmouth County. The park system has been beautifully developed and maintained. The planning that has gone into the parks is amazing. Both the paid employees and volunteers are so dedicated to their jobs. I feel very fortunate to live in such a beautiful county with such beautiful parks. The farmland that is now park land has preserved the land and provided a natural play area for both adults and children...and their dogs."

– Survey Quote

METEDECONK FORESTS

There are significant patches of high value forest, including patches of Century Forest, along several Metedeconk tributaries in the southeast corner of the County, that represent an opportunity to preserve this high value habitat in conjunction with the possible expansion of the regional trail network along the Southern Branch Right-of-Way. Preservation of forest and riparian buffer in this area would significantly protect water quality in the Barnegat Bay.

The proposed project area would focus on properties along Dick's Brook, Poly Pod Brook, Ground Hog Brook, and Hay Stack Brook, which all feed into the Metedeconk River and Squankum Brook which feeds into the Manasquan River. It is anticipated that this will be a partnership project with the Monmouth County Park System, Howell Township and Ocean County each contributing to the acquisition of lands and easements in the project area. This area represents an excellent opportunity for a bi-county preservation project combining open space preservation in both counties to benefit water quality and vital open water recreation resources in Ocean County.



Acquisition

This Plan recognizes that the Metedeconk Forests project area has the potential to preserve between approximately 1,700 - 1,800 acres with approximately 150 parcels. The purpose of any acquisition in the Metedeconk Forests is for the protection of field, forest, wetland, and riparian habitat areas in the Metedeconk River Headwaters, and to create a larger Regional Park adjacent to the Turkey Swamp State WMA. This presents an opportunity to preserve forest, field, wetland, and riparian habitat areas in a larger habitat complex, and to connect a number of local and regional trails into a comprehensive trails network.

Connections

The Metedeconk Forest is located along the Southern Branch Right-of-Way, which would also traverse the Bear Swamp, which is Howell Township open space. The Metedeconk Forest project area also provides a link between the Metedeconk River Greenway and the Manasquan Reservoir. The Southern Branch Right-of-Way would provide access to Shark River Park and the Henry Hudson Trail and all of the parks connected to the Henry Hudson Trail to the north and west. The Southern Branch Right-of-Way would also provide access to Howell Park Golf Course, which is adjacent to the Manasquan Reservoir and Manasquan River Greenway.



"They have done a wonderful job of acquiring land and historic buildings. More needs to be done and now is not the time to back down from acquiring land. Your work is needed now more than ever to preserve open space and save land from development. Protection of undeveloped land should be a TOP PRIORITY. We could save as much of the remaining land as possible to protect our open space from development." – Survey Quote

MONMOUTH COUNTY PARK SYSTEM PARK CONNECTIONS

The Park System is a well-established collection of parks and recreation areas, special use areas, historic sites, and golf courses. The next phase of the Park System is to link all of these resources together. This Plan has already reviewed the main park connectors of the Greenways, the Regional Trails, and Blueways; the next levels of connections are smaller overland trails and on-the-road bicycle lanes.

PARK CONNECTIONS - OVERLAND TRAILS

The Park System has in interest in connecting as many parks – local, County, State and Federal – as possible via overland trails. The Regional Trails do a superb job linking many of the park areas together, but there are additional opportunities to develop additional trail linkages between park areas. These Monmouth County Park System park connections are active projects for which the Park System may or may not be the primary agency responsible for securing ownership or legal access and the long-term maintenance and operation of the trails. The following is an incomplete list of the overland trails that the Park System is pursuing in cooperation with local, State and Federal partner agencies. Additional overland trails will continue to be researched and explored.

1. Henry Hudson Trail Connector in Middletown – Create a trail along the top of the existing Flood Control Dike to Bayshore Waterfront Park. This will require approval and an agreement with NJDEP.
2. Henry Hudson Trail Connector in Freehold - Create a trail through local open space and municipal property to East Freehold Showgrounds. This will require cooperation with Freehold Borough and Freehold Township.
3. Henry Hudson Trail Connector in Farmingdale/Howell – Create one or more trails along local roads and through Howell Park Golf Course from downtown Farmingdale to connect to the Manasquan Reservoir. This will require cooperation with Farmingdale and Howell Township.
4. Henry Hudson Trail Connector in Howell - It may be necessary to create a trail bypass to get under Interstate-195 as part of connecting the Henry Hudson Trail to Allaire State Park; other trail routes are also possible. This will require cooperation with Allaire State Park.
5. Henry Hudson Trail Connector in Howell – Another linkage from Allaire State Park to Howell Park Golf Course includes a cut-off trail to the south of Farmingdale, as another alternative connection to the Henry Hudson Trail and the Manasquan Reservoir. This will require cooperation with Howell Township and Allaire State Park.
6. Turkey Swamp Park and Charleston Springs Golf Course Connection in Freehold – Create one or more trails through the Metedeconk Headwaters project area to link Turkey Swamp Park and Charleston Springs Golf Course. This link is designed to facilitate the

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development of a regional trail network to connect the Metedeconk River and Manasquan River Greenways to Turkey Swamp Park, Charleston Springs Golf Course, the Millstone River Greenway, and Perrineville Lake Park for eventual connection to the Union Transportation Trail. This will require cooperation with Freehold Township.

7. Charleston Springs Golf Course to Perrineville Lake Park Connection in Millstone – Create one or more trails through the Millstone River Greenway project area, in conjunction with trails through the Perrineville Lake Highlands project area to link Perrineville Lake Park to Charleston Springs Golf Course. Perrineville Lake Park has the opportunity to be a major hub for local and regional trails, due to the extensive trails that exist in the park, the extensive trails network developed by Millstone and Roosevelt in the surrounding area, and the proximity of Assunpink State WMA. This will require cooperation with Millstone Township.
8. Thompson Park to Sunnyside Equestrian Center Connection in Middletown – Create a trail from Thompson Park to Sunnyside Equestrian Center. This will require cooperation with Middletown Township, Christian Brothers Academy, K. Hovnanian at Four Ponds, and some additional private property owners.

PARK CONNECTIONS - BICYCLE/ROAD CONNECTIONS

These are projects that include the creation of dedicated bike lanes within the right-of-way or the establishment of "Share the Road" designs to connect Park System parks. The initial focus is on connecting County parks, but the program could be expanded to include connections to municipal open space, neighborhoods, and transportation hubs. The following is an incomplete list of the bicycle/road connections that the Park System is pursuing in cooperation with local municipalities and the County Engineering department. Additional bicycle/road connections will continue to be researched and explored in cooperation with County Planning Board and County Engineering staff, as well as local officials.

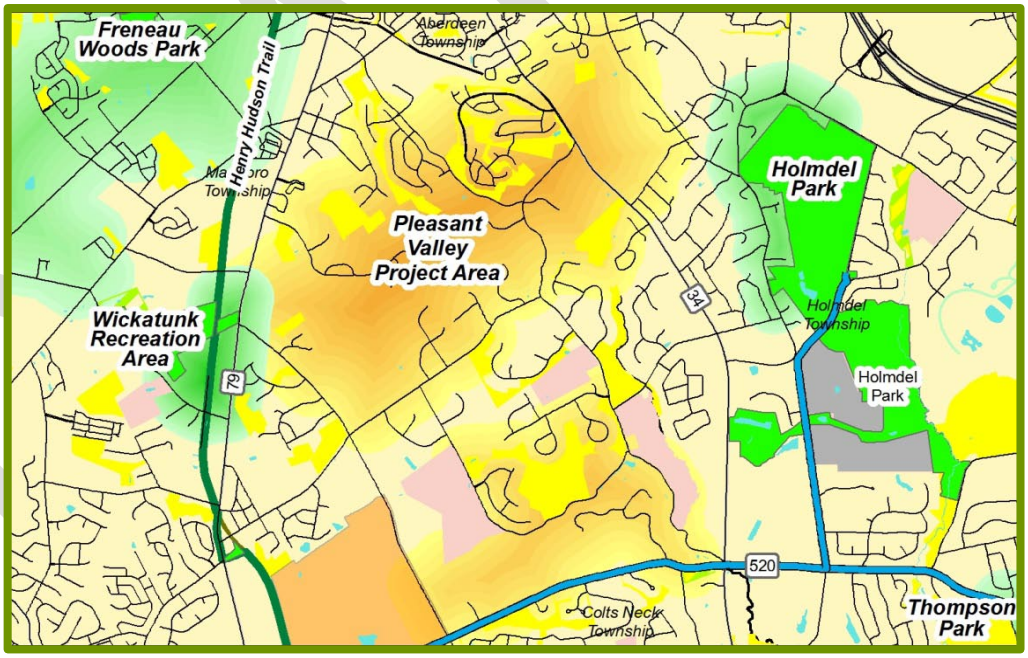
1. Huber Woods to Hartshorne Woods Connection - Hartshorne Woods Park can be connected to Huber Woods Park via a dedicated trail/walkway over the Locust Avenue Bridge. The difficulty in the connection is the intersection of Locust Road (CR 8A) and Locust Point Road (CR 8A). The Park System will continue to work with County Engineering on improving this connection.
2. Thompson Park to Big Brook Park – The first bicycle/road connection the Park System may want to explore is a connection of Thompson Park to Big Brook Park via a bike lane on Newman Springs Road (CR 520).
3. Holmdel Park Connection – If a bicycle/road connection can be made from Thompson Park to Big Brook Park, the next connection to be explored should be heading north from Newman Springs Road (CR 520) along Holmdel Road (CR 4).

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COOPERATIVE PROJECTS

Cooperative Projects are those projects that the Park System has an interest in seeing completed, but will not be the lead agency for the project, either in terms of funding for acquisition and development or in terms of long-term maintenance. The Park System is willing to work with local partners on these projects by providing information and resources, committing staff time and expertise, and providing continued support and training.

The forested creek beds and ridgelines in this area along the Marlboro/Holmdel/Colts Neck border represent significant patches of Century Forest. It appears that many of the remaining patches of forest that fall along the creeks and ridges in this area are leftover habitat from suburban subdivisions, many of which are controlled by Home Owners Associations (HOAs) or the municipalities. This does not represent a new County Acquisition Project Area, but a regional resource that could be protected and improved by coordination of municipal partners through easements and access agreements.



Acquisition

This Plan recognizes that the Pleasant Valley project area has the potential to preserve approximately 1,200 acres with approximately 80 parcels. The purpose of any preservation or management efforts at Pleasant Valley is for the protection of forest (including significant patches of Century Forest) and forested wetland habitat areas. These efforts should be focused on activities that provide proper habitat management, and possibly trails access, improving the quality of life of the local neighborhoods.

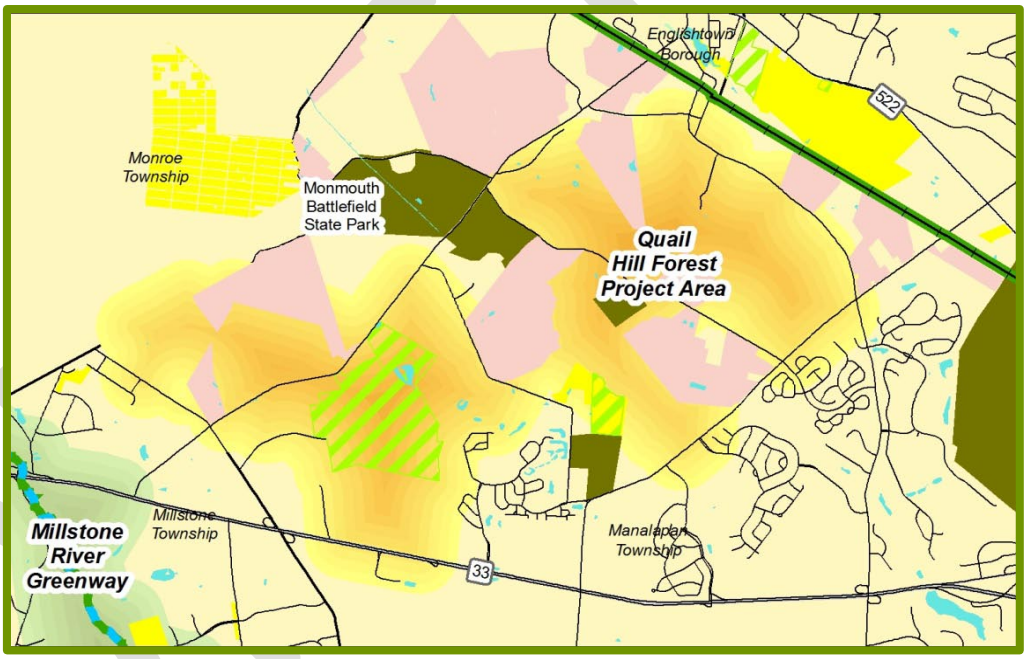
Connections

Portions of the Pleasant Valley project area are adjacent to Wickatunk Recreation Area and future portions of Big Brook Park. Other portions are adjacent to preserved farmland.

QUAIL HILL FOREST PROJECT AREA

There exist significant patches of higher value forest habitat, including patches of Century Forest, in an area to the northeast and west of the Quail Hill Scout Reservation in Manalapan. This does not represent a new County Acquisition Project Area, but it could be included in an expanded forest easement acquisition project in cooperation with the County Farmland Preservation Program, the Boy Scouts, or Manalapan Township.

Acquisition



This Plan recognizes that the Quail Hill Forest project area has the potential to preserve approximately 1,100 acres with approximately 50 parcels. The purpose of any acquisition at Quail Hill is for the protection of field, forest, wetland, and riparian habitat areas in the Manalapan Brook Watershed.

Connections

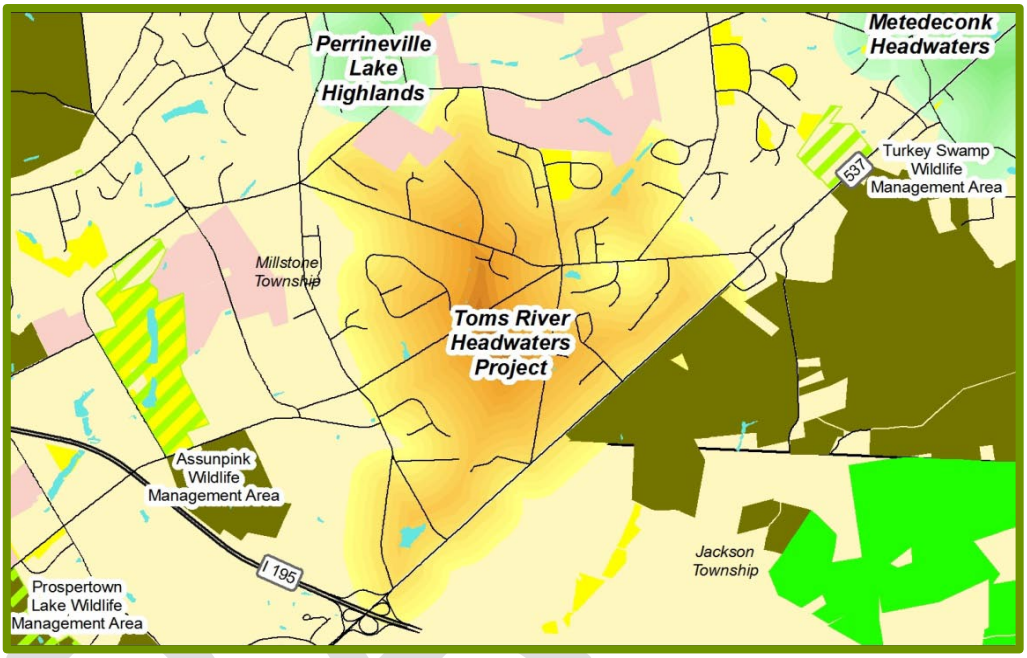
The Quail Hill project area has several large preserved farms. There are limited opportunities for connectivity to other park areas.

TOMS RIVER HEADWATERS PROJECT AREA

The forested creek beds and uplands forest in this area of Millstone that forms the headwaters of the Toms River represent significant patches of Century Forest. It appears that many of the remaining patches of forest that fall along the creeks are in the backyards of single-family homes, but some larger parcels may be available for open space acquisition. Again, this does not

represent a new County Acquisition Project Area, but a regional resource that could be protected and improved by coordination of municipal partners through local acquisition, conservation easements, and stream channel stabilization. Millstone has recently acquired a 13-acre tract in this Project Area using MCMOSGP and Green Acres funding, with the assistance of MCF, demonstrating the viability of such a coordinated partnership.

Acquisition



This Plan recognizes that the Toms River Headwaters project area has the potential to preserve approximately 600 acres with approximately 150 parcels. The purpose of any preservation or management efforts at the Toms River Headwaters is for the protection of forest (including significant patches of Century Forest) and forested wetland habitat areas. These efforts should be focused on activities that provide proper habitat management and possibly trail access, with both improving the quality of life of the local neighborhoods.

Connections

Portions of the Toms River Headwaters project area are adjacent to preserved farmland.

REGIONAL TRAILS – CAPITAL TO COAST TRAIL

The Capital to Coast Trail is a planned multi-use trail route spanning Monmouth and Mercer Counties from the City of Trenton to the Borough of Manasquan. Once complete, the envisioned trail will be 55 miles long and will link parks, wildlife areas, and neighborhoods along the way. This cross-state trail concept was conceived in 2000 by Fred Lockenmeyer and Rudy Buser, of Manasquan, the founding members of the Friends of the Capital to the Coast Trail.

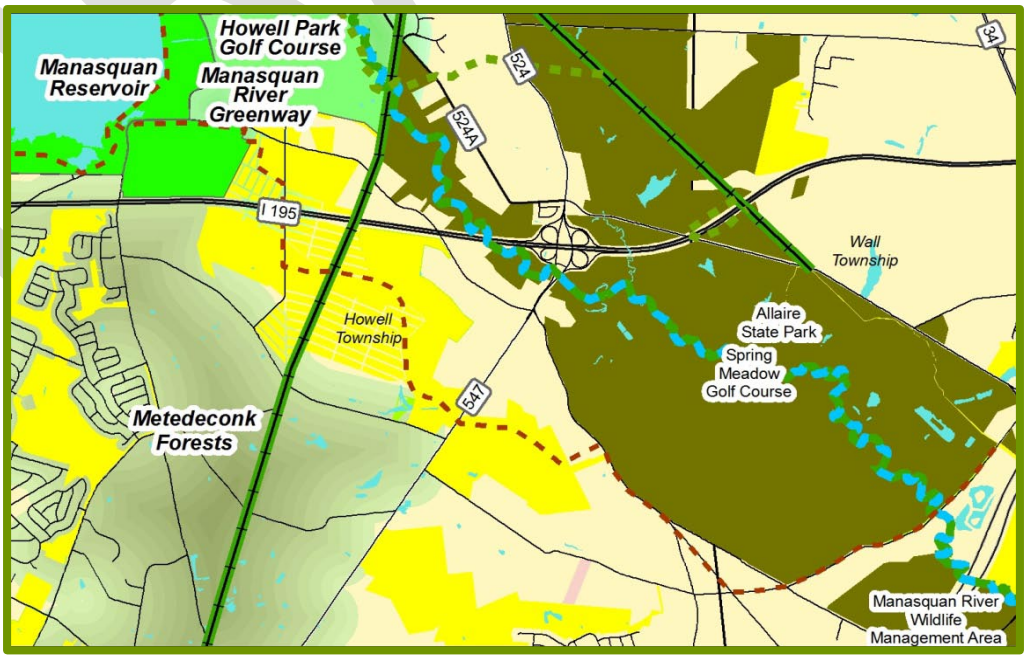
Portions of the trail have been developed using $3.5 million in State and Federal grants, but less than 15% of the total trail is complete. The most significant challenge in completing the trail is that the majority of the trail does not follow a former rail line right-of-way, like so many other

regional trails, but its current planned configuration includes on-road and off-road sections of lands and right-of-ways under the jurisdiction of the State, two counties, and multiple municipalities, leaving no single jurisdiction in charge of design, construction, or maintenance of the trail.

There are several completed sections in Monmouth County:

- Manasquan has Capital to Coast signage and bike lane sharrows on sections of roadway (Stockton Lake Boulevard) from the beachfront to the beginning of the Edgar Felix Bike Path which utilizes the old rail bed of the Freehold-Jamesburg Railroad.
- Wall Township has the Edgar Felix Bike Path the runs from Manasquan to Allaire State Park, with an additional spur that heads north to the Municipal Recreation Area. The main section heads west and includes the Spring Meadows Golf Course, historic farmland, and lands owned by the New Jersey Water Supply Authority.
- Where the path intersects Hospital Road, the Capital to Coast Trail heads south and continues along a partially-finished route paralleling Hospital Road that will eventually link to a parking lot for the south side trails.
- Allaire State Park has a two-mile spur that continues the Edgar Felix Bike Path into the park.
- The five-mile loop trail around the Manasquan Reservoir is also considered part of the Capital to Coast Trail.

This Plan recognizes the Capital to Coast Trail as an important regional trail and the Park System has committed to helping complete the trail within the limits of its jurisdiction, and through cooperative trails projects with the local municipalities that also host the trail. To that end, the Park System is working with Howell Township to complete the link between the Manasquan Reservoir and the existing trail section(s) in Wall Township. This connection will occur primarily on open space lands owned by the Township and on lands owned by the



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State as part of Allaire State Park. The Park System and Howell Township continue to meet and review the steps necessary to complete this section of the trail.

Additionally, this Plan recommends that Monmouth County and Mercer County cooperatively apply for a NJDOT Office of Bicycle and Pedestrian Programs Bicycle and Pedestrian Planning Assistance Grant. With this grant, the counties can hire consultants to break down the current planned configuration of the Capital to Coast Trail, determine each on-road and off-road section, identify any necessary lands and rights-of-way, determine the proper jurisdiction of the section (State, County or municipal), and develop a single work plan for design, construction, and maintenance of the trail. Then the counties can work cooperatively to review the work plan, develop strategies for implementation, and secure funding for its cooperative completion.

PARK CONNECTIONS – TRAILS

The Park System has an interest in connecting as many parks – local, County, State and Federal – as possible via overland trails. These Park Connections Cooperative Projects are projects where the Monmouth County Park System will not be the primary agency responsible for securing ownership or legal access and the long-term maintenance and operation of the trails, but would be a cooperating agency or would be seeking permission of other agencies for the development of connections to Park System parks. The following is an incomplete list of the overland trails that the Park System is pursuing in cooperation with local, State, and Federal partner agencies. Additional overland trails will continue to be researched and explored.

1. Hartshorne Woods Park to Gateway National Recreation Area - Sandy Hook Connection in Middletown and Highlands – It has been a long-term goal of the Park System to create a link from the Hartshorne Woods Park Rocky Point section to Sandy Hook. A recent acquisition of lands from the Henry Hudson School Board has created trail access from Rocky Point to the Twin Lights Historic Site. The Park System will need to work with Highlands on creating the next connection from the Twin Lights to Sandy Hook.
2. Henry Hudson Trail to Gateway National Recreation Area - Sandy Hook Connection in Highlands – It has also been a long term goal of the Park System to create a much better link from Popamora Point to Sandy Hook. Park System staff are currently working with officials in Highlands to create a better bicycle circulation plan to achieve this goal.
3. Henry Hudson Trail to Bayshore Waterfront Park Bicycle Path along Church Street Connection in Middletown – The Park System would like to create better links from the Henry Hudson Trail to many park properties, including Bayshore Waterfront Park. The Park System will work with Middletown Township to identify the best routes and design, and implement bicycle lanes/share the road on township streets to make better connections.
4. Perrineville Lake Park to the Union Transportation Trail Connection in Upper Freehold, Roosevelt and Millstone – The Park System would like to create a permanent trail link between Perrineville Lake Park and the Union Transportation Trail. This can be

accomplished by utilizing existing trails in Millstone and Roosevelt Townships and developing a modest amount of connecting trails in the Assunpink State WMA. The Park System will work with NJDEP Parks & Forestry to develop a connecting trails plan.

COUNTY BLUEWAYS – TIDAL CREEKS

The Park System has an interest in protecting the tidal creeks found throughout the County. Tidal creeks not only represent important habitat area and habitat linkages along their watercourses, but they also perform important water quality and floodwater protection functions as well. These County Blueway Projects are projects where the Park System will not be the primary agency responsible for securing ownership or legal access to the waterways or for providing primary funding for any stream bank or habitat restoration projects, but would be a cooperating agency. The Park System is willing to work with local partners on these projects by providing information and resources, committing staff time and expertise, and providing continued support and training.

1. Manalapan Brook Greenway – The Manalapan Brook Greenway within Monmouth County is located entirely in Manalapan Township. Much of the stream course is through highly developed neighborhoods, but portions are found on larger lots and farmland properties, including preserved farms. The County recognizes the Manalapan Brook as an important watershed in the County, but is not prepared to make it an active project area. The Park System is willing to work with Manalapan Township to provide technical assistance and expertise on acquisition and habitat restoration if the township decides to initiate preservation work in the project area.

2. Bayshore Tidal Creeks – The tidal creeks of the Raritan Bayshore represent an important habitat complex for numerous shore birds, migratory birds, reptiles, amphibians, and fish nurseries. Many of these tidal creeks are in partial municipal ownership and do not represent a County Acquisition Project Area, but would benefit from regional coordination between the host municipalities (Aberdeen, Keyport, Union Beach, Hazlet, Keansburg, Middletown, Highlands, and Atlantic Highlands) and the County, primarily through projects along the Henry Hudson Trail and Municipal Grant Projects. Additional resources in the area include Conaskonk Point, Natco Lake, and the current International Flavors & Fragrances (IFF) site.

   Tidal Creeks along the Bayshore include:

   - Whale Creek
   - Matawan Creek
   - Luppatcong Creek
   - Little Creek
   - Long Neck Creek
   - Chingarora Creek
   - Flat Creek
   - East Creek
   - Thornes Creek
   - Waackaack Creek

- Pews Creek
- Compton Creek
- Ware Creek
- Wagner Creek
- Many Mind Creek
- Navesink River
- Shrewsbury River
- Swimming River

3. Atlantic Shore Tidal Creeks – The tidal creeks and coastal lakes of the Atlantic Coast are another important resource for the region. Many are significantly degraded from surrounding and upstream over development. These tidal creeks and the coastal lakes are often in municipal ownership and do not represent a County Acquisition Project Area, but a regional coordination between the host municipalities and the County, including County Engineering continues.

   Tidal creeks along the Atlantic Shore include:

   - Whale Pond Brook
   - Poplar Brook
   - Hollow Brook
   - Shark River
   - Polly Pond Brook
   - Wreck Pond Brook
   - Manasquan River



2006 OPEN SPACE PLAN COUNTY PARK SITES NO LONGER VIABLE

JUMPING BROOK SITE

The Jumping Brook Site has been partially developed as an industrial subdivision including a cement plant and warehousing/light manufacturing. The “Traditions Site” has been partially preserved by the Borough of Tinton Falls as municipal open space using the MCMOSGP. The area is no longer an active acquisition target.

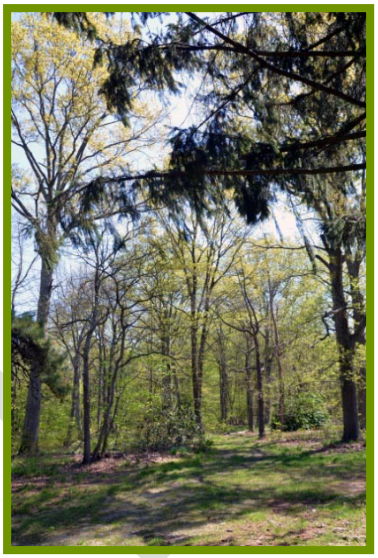
SHAFTO ROAD SITE

The Shafto Road Site has been developed as a solar farm and high-density, multi-family housing. The area is no longer an active acquisition target.



MUNICIPAL ABSTRACTS

ABERDEEN – POPULATION: 18,292 AREA: 5.64 SQUARE MILES



Located in the Bayshore Region, Aberdeen is defined by its dense residential neighborhoods, maritime history, and the natural beauty of the Raritan Bay Coastline. As a result of Superstorm Sandy, there has been a renewed importance for the planning of open space and recreational facilities, identified in the Township's 2015 Master Plan Re-examination. With over 507 acres of municipal open space, they have far exceeded the long and short-term municipal benchmarks. Aberdeen has utilized the MCMOSGP for park improvements at Sea Wall Park and to help acquire land adjacent to what is now Freneau Woods Park.

Aberdeen is home to Monmouth County's newest regional park, Freneau Woods and a section of the Henry Hudson Trail.

ALLENHURST – POPULATION: 496 AREA: 0.26 SQUARE MILES

Allenhurst is a small, fully developed, resort community with a New Jersey Transit train station on the edge of the Borough. With 15 acres of open space, this .3 square mile community has more than doubled the long and short term benchmarks for municipal open space. Parks and open space areas include the beach access along the coast, Allenhurst Beach Club, and Allen Avenue Park. Allenhurst has utilized the MCMOSGP and County CDBG funds for park improvements at Allen Avenue Park and multiple projects at Railroad Plaza Park.

ALLENTOWN – POPULATION: 1,890 AREA: 0.62 SQUARE MILES

Allentown is a small historic village located on the western-most edge of Monmouth County. It is listed on the National Register of Historic Places featuring numerous homes and buildings that predate 1860. The settlement developed along York Road, one of the earliest and most important roads in New Jersey, which served as a major supply line during the Revolutionary War.

Allentown is actively preserving open space, with 203 acres of parks and open space areas; Allentown has far exceeded the long and short-term municipal benchmarks. Allentown continues its ongoing work to complete preservation of a greenbelt to preserve the setting and scenic vistas of its National and State designated Historic District. Allentown has utilized the MCMOSGP for three acquisition projects; two on Breza Road and the most recent on North Main Street. This new park, the Sgt. George Ashby Memorial Park, will combine local history with local recreation amenities.

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ASBURY PARK – POPULATION: 15,850 AREA: 1.5 SQUARE MILES

In the first part of the 20th Century Asbury Park was a booming regional resort destination known for the shorefront entertainment and downtown shopping district. After a significant decline in the 1970's, redevelopment efforts began to take hold in the 1990's. A regional destination with its 1.25 mile shorefront entertainment boardwalk, beaches and thriving downtown region, the City also provides over 136 acres of municipal open space. Asbury Park has preserved nearly 15% of the City's developable acres thereby exceeding the long and short term minimum benchmark for municipal open space.

There are well-established parks located throughout the City, such as Sunset, Veterans Memorial, Library Square Parks and Springwood Avenue Park. Asbury Park utilized a phased approach to acquire and develop the once blighted urban lots that under-went a significant transformation into Springwood Avenue Park; a transformation in which numerous program rounds of the MCMOSGP were utilized to bring the vision of the park to reality. Additionally, they have used the MCMOSGP for park development improvements at Sunset Park.

ATLANTIC HIGHLANDS – POPULATION: 4,318 AREA: 1.20 SQUARE MILES

Situated along the Raritan Bay, the Borough offers amazing views of the New York City skyline, which can be enjoyed at Mount Mitchill Scenic Overlook. Atlantic Highlands is characterized by its expansive waterfront, active harbor and vibrant downtown. The Park System is actively working to complete breaks in the Henry Hudson Trail to allow for continuous access through the Borough. With 48 acres of open space, the Borough is exceeding the long and short-term municipal open space benchmark. Atlantic Highlands has utilized the MCMOSGP for parks improvements along the Bayshore Trail and has completed two different projects at Harbor Park to develop a skate complex and improve athletic courts, including tennis and basketball.

AVON BY THE SEA – POPULATION: 1,890 AREA: 0.62 SQUARE MILES

Avon-by-the-Sea is a predominantly residential beachfront community located along the Atlantic Ocean and Shark River. The Borough offers parks that include recreational facilities, a ball field, marina, tennis courts, and a pool. The boardwalk spans the length of the Borough, highlighting the beach. The borough features a thriving downtown area that is within walking distance to the municipal tennis courts and playground area.

The Borough successfully utilized the MCMOSGP to acquire land along the Shark River that they have transformed into the Riverfront Park and Marina, providing the public with much needed waterfront access to the river and Atlantic Ocean. Additionally, they have utilized the MCMOSGP to fund improvements at Volunteer Park. The 20 acres of park and open space area found in the Borough is adequate to exceed the long and short-term municipal benchmarks.

BELMAR – POPULATION: 5,715 AREA: 1.48 SQUARE MILES

Belmar is a small shore town with 1.3 miles of Atlantic Ocean coastline and boardwalk. Its location on the Atlantic Ocean and Shark River give its residents and visitors multiple points of access to the water. The park area around Silver Lake hosts the Annual Seafood Festival that draws crowds from across the region. The newly renovated Marina area that includes Maclearie Park now boasts a selection of restaurants and recreational activities for families to enjoy the Shark River waterfront. With a variety of parks, playground areas, beachfront and boardwalk, Belmar has approximately 74 acres of parks and open space that exceeds the long and short-term municipal open space benchmark.

BRADLEY BEACH – POPULATION: 4,272 AREA: 0.65 SQUARE MILES

Bradley Beach was a popular turn of the century resort town in the Coastal South Central Region of the county. In addition to the boardwalk area, the borough features a lively downtown with many restaurants and shops that can all be accessed from the train station located in the heart of town making it a functional and walkable community for many. Bradley Beach is bordered by water on three sides; the Atlantic Ocean to the east, Fletcher Lake to the north and Sylvan Lake to the south. Located where Fletcher Lake meets the beach, a post-Sandy Maritime forest was constructed in 2013, featuring approximately 22 indigenous coastal trees, shrubs, and grass species. This use of natural resources to mitigate coastal storm events earned a 2014 Planning Merit Award from the Monmouth County Planning Board.

In addition to the beachfront, Bradley Beach also has two developed parks, Riley Park and Lake Terrace Playground, a Recreation Center. Fletcher Lake and Sylvan Lake have improved waterfronts with benches and seating areas for passive recreation. With 60 acres of parks and open space, the borough has nearly double the long and short-term municipal benchmark. Both Lake Terrace Playground and the Recreation Center received funding through the MCMOSGP to help improve park development features.

BRIELLE – POPULATION: 4,745 AREA: 1.65 SQUARE MILES

Brielle is located along the Manasquan River in the Coastal South region of the County. The 2006 Borough of Brielle Master Plan Re-Examination Report indicates that it is largely developed and recommends promoting future conservation of the Borough's environmentally significant land. There are 3 parks in Brielle with passive recreation and active recreation including basketball courts, tennis courts, softball and soccer fields, volleyball courts, native gardens, and a gazebo. Osborne/Neinstedt Island which is a Borough owned natural area on the Manasquan River is only accessible by boat, but serves as an important natural area for shore birds and other wildlife. Brielle has utilized the MCMOSGP to fund several rounds of improvements at Brielle Park. Despite the almost 16 acres of open space, the Borough falls short of meeting both the long and short-term municipal open space benchmark.

COLTS NECK – POPULATION: 10,029 AREA: 31.75 SQUARE MILES

Located in the Northern region of Monmouth County, Colts Neck is defined by large rural residential estates, preserved farmland, equestrian farms, and open space. Colts Neck has numerous municipal parks including Five Point Park, Freer Nature Preserve, Laird Road Recreational Area, Memorial Park, Obre Road Preserve, and Schlesinger Preserve. With 1,155 acres of parks and open space, Colts Neck far exceeds the long and short-term municipal open space benchmark. Dorbrook Recreation Area and Hominy Hill Golf Course are the Park Systems current holdings in the Township. Colts Neck has utilized the MCMOSGP to develop a fitness walking trail in their Municipal Complex park area and has used the funding to acquire land for open space.



NWS Earle occupies approximately 25% of the Township's land area. The USDOD has established the REPI program to limit encroachment and incompatible land uses. Funding is competitive and can be used for the acquisition of properties with proximity to military bases for conservation easements or property purchase.

There are significant patches of Century Forest located along the Marlboro, Holmdel, and Colts Neck border. These forested creek beds and ridgelines of the Willow Brook, Hopp Brook, and Big Brook headwaters, are largely located in leftover habitats from suburban subdivisions. Controlled by HOAs or municipalities, these are regional resources that could be protected and improved by coordination of municipal partners through easement and access agreements.

DEAL – POPULATION: 708 AREA: 1.20 SQUARE MILES

Deal is a coastal community that is primarily residential, with a downtown area along Norwood Avenue. The Borough's Harry Franco Park features playgrounds, basketball court, gazebo, and outdoor seating. Deal has used the MCMOSGP to fund two rounds of improvements to Harry Franco Park. The Borough also considers its beach, the Deal Casino and the Conover Pavilion as open space, even though the Deal Casino requires a membership. The 33 acres of park and open space area in the Borough (including the Deal Casino) exceed the long-term and short-term municipal open space benchmarks.

EATONTOWN – POPULATION: 12,233 AREA: 5.86 SQUARE MILES

Located in the Coastal Monmouth-North Central Region, the Borough of Eatontown is a true crossroads of the county with several highways convening and connecting there. This has led way to significant retail and residential development, as it is home to the Monmouth Mall and numerous corporate chain stores, making it a shopping destination for many county residents. The former military base Fort Monmouth is also located partially within the Borough and is currently in the process of being redeveloped. With over 206 acres of parks and open space areas, the Borough exceeds the long and short-term municipal open space benchmarks. It was also Bronze certified by Sustainable Jersey in 2013 and boasts numerous municipal parks that feature athletic fields, nature trails, and playgrounds. A portion of the Park System's Weltz Park is located on its southern border.

Eatontown has used the MCMOSGP to initially acquire the land that is now Wolcott Park. Additionally, it has utilized two grant rounds to develop park infrastructure at Wolcott Park that now offers residents a mix of passive and active recreation activities.

ENGLISHTOWN – POPULATION: 2,189 AREA: 0.57 SQUARE MILES

Englishtown is a small municipality in Western Monmouth. This small hamlet, that is completely surrounded by the Township of Manalapan; has a rich Revolutionary-era history primarily due to its role as a "crossroads" community to the other settled areas of the county at the time and proximity to the Battle of Monmouth site. The Borough played an important role in the Battle of Monmouth, as a gathering point for Continental troops.

There are 25 acres of municipal parks and open space preserved at Sanford Memorial Park and Weamoconic Lake Park. Englishtown now exceeds the long and short-term municipal open space benchmark. Englishtown utilized the MCMOSGP to purchase open space.

FAIR HAVEN – POPULATION: 6,033 AREA: 1.55 SQUARE MILES

Fair Haven, located on the banks of the Navesink River, boasts several municipal parks, open space lands and playgrounds. The Borough is primarily residential, but also offers a vibrant downtown area. The primary park in Fair Haven is the 73 acre Fair Haven Fields. The park offers a mix of passive and active recreation areas, offering wooded trails, a popular community garden and serving as the athletic fields for the Borough. The Fair Haven Garden Club actively helps the Borough maintain the Harding Bird Sanctuary on Ridge and Harding Roads. Additionally, there are smaller parks located near the elementary school, McCarter Pond and along the riverfront, including a municipal dock and boat ramp.

The Borough has utilized the MCMOSGP for two rounds of improvements to Fair Haven Fields and McCarter Park. It also used the program to acquire a once residential riverfront parcel of

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land with historical significance that they are now in the process of transforming into a riverfront park. Fair Haven exceeds the long and short-term municipal open space benchmark.

FARMINGDALE – POPULATION: 1,479 AREA: 0.53 SQUARE MILES

Farmingdale is a village located in the Southern Region of Monmouth County. It once was the location of a Native American path to the Manasquan River. Located just northeast of Howell, it is centrally located with access to the Yellow Brook Tract, Shark River Park, Howell Park Golf Course, Manasquan Reservoir, and Allaire State Park.

The Henry Hudson Trail is proposed to continue from Freehold through Farmingdale and onto Allaire where it will connect to the Edgar Felix Bikeway. There is an existing rail right-of-way that extends from Ocean County through southern Farmingdale to Shark River Park. The Borough is a potential crossroads of these two trails, with additional trails spurring off and connecting to Howell Park Golf Course and the Manasquan Reservoir. With 10.6 acres of open space Farmingdale meets the long and short-term municipal open space benchmarks. To date, Farmingdale has not applied to the MCMOSGP.

FREEHOLD BOROUGH – POPULATION: 11,944 AREA: 1.93 SQUARE MILES

Freehold is a Borough completely surrounded by the Township of Freehold in the Southern Monmouth Region. Freehold Borough serves as the county seat and significant historical importance to the area. In addition to the residential districts, Freehold Borough offers a downtown area with numerous restaurants and shops.

There are several municipal parks: Veterans Park, Liberty Street Park, Lenoir Avenue Park, Lincoln Street Park, Park Avenue School, and Musgrave Park. The Henry Hudson Trail will continue through the Borough before turning southeast and onto Farmingdale. Despite these municipal parks, the Borough falls short of the long and short-term municipal benchmarks with 14 acres of open space and parks available. The Borough received MCMOSGP funding for a project at Veteran's Park.

FREEHOLD TOWNSHIP – POPULATION: 35,807 AREA: 37.00 SQUARE MILES

Freehold Township is located in the Southern Monmouth Region and is one of the three original townships in the County. Like much of the area, it was primarily rural and agrarian until the mid 20th century. Turkey Swamp State WMA, Turkey Swamp Park, and Metedeconk Greenway are located on the southern border of the Township on the Monmouth/Ocean County border. In this area there are significant patches of higher value forest habitat, including Century Forest.

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There are over 2,600 acres of Park System land in Freehold Township. DeBois Creek Recreation Area, Turkey Swamp Park, East Freehold Showgrounds, the Durand and Baysholm Tracts, Manasquan River Greenway, and 5 miles of the Henry Hudson Trail run through the Township. With over 4,000 acres of State open space, and 745 acres of municipal open space, Freehold has met and exceeded all the recreation and open space benchmarks identified earlier in this plan. MCPS continues to work on expanding open space connections, including continuing the Henry Hudson Trail, within the Township. Freehold Township has utilized the MCMOSGP to develop a playground at Michael J. Tighe Park.



HAZLET – POPULATION: 20,102 AREA: 5.60 SQUARE MILES

Hazlet Township is located in the Bayshore Region of the County. The Township is a mix of residential and retail development and with 416 acres of open space it has double the minimum suggested long-term benchmark and has three times the suggested short-term benchmark for open space. Natco Lake and Veterans Memorial Park are two Township parks needing improved access to the Henry Hudson Trail, and to additional bike paths and pedestrian trails. The MCMOSGP has been utilized on numerous occasions to further Township parks and open space goals, including projects at Veterans Memorial and Natco Lake Parks.

HIGHLANDS – POPULATION: 4,900 AREA: 1.37 SQUARE MILES

Highlands Borough is located along the Sandy Hook Bay in the Bayshore Region of the County, across the bay from Gateway National Recreation Area - Sandy Hook. Highlands is also the home to the Twin Lights State Historic Site, the first lighthouse to use kerosene, electricity and the French Fresnel lens to light the coast for mariners. The Borough has a history of fishing, clamming and boating due to its geographic location, which still endures today and can be experienced through the many seafood restaurants and fish markets in the low-lying downtown area.



At 226 feet above sea level, Mount Mitchill Scenic Overlook is the highest point of land on the East Coast; below Mouth Mitchill is Popamora Point, which is the north eastern terminus of the Henry Hudson Trail. Portions of Hartshorne Woods Park are also located in the Borough. With 9 acres of preserved parks and open space, the Borough falls short of meeting long and short-term municipal open space benchmarks. Highlands has

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utilized the MCMOSGP to improve the Community Center Park and is presently working on waterfront park projects.

HOLMDEL – POPULATION: 16,673 AREA: 17.90 SQUARE MILES



Holmdel is known throughout the State for the PNC Bank Arts Center, but it is also home to Holmdel Park, parts of Thompson Park and the Ramanessin Brook Conservation Area. The Township is largely developed and has preserved over 800 acres of municipal open space thereby exceeding the municipal open space benchmark goals for both the long and the short-term. Township parks host athletic fields, playgrounds, multi-use trails, a swim club, and other facilities. Holmdel is continuing work on establishing public greenways throughout the Township. Holmdel has utilized the MCMOSGP for numerous projects over the years including the acquisition of the former F&F Nursery property, the Mahoras Brook Greenway Trail and park improvements at Indian Hill and Cross Farm Parks.

There are significant patches of Century Forest located along the Marlboro, Holmdel, and Colts Neck border. These forested creek beds and ridgelines of the Willow Brook, Hopp Brook, and Big Brook Headwaters, are largely located in leftover habitats from suburban subdivisions. Controlled by HOAs or municipalities, these are regional resources that could be protected and improved by coordination of municipal partners through easement and access agreements as part of a Pleasant Valley project.

HOWELL – POPULATION: 51,765 AREA: 62.10 SQUARE MILES

Howell is the largest municipality in Monmouth County. Located in the Southern Monmouth Region, Howell has also been one of the fastest growing municipalities in the County. It maintains a large network of active farmland, parks, and golf courses in addition to the many residential and retail areas.

Home to the Manasquan Reservoir, with over a million visits a year it is the most visited park in the Monmouth County Park System. Over 2,000 acres of Park System land, including the Manasquan Reservoir, Howell Park Golf Course, Yellow Brook Tract, Manasquan River Greenway and the Metedeconk River Greenway, in addition to 2,593 acres of Allaire State Park are located in Howell. Howell has met both the long and the short-term municipal open space benchmarks with over 1,600 acres of municipal open space including Bear Swamp, Soldier Memorial Park, and Big Woods. Howell has utilized the MCMOSGP for numerous projects including the acquisition of the former Van Shoick property and Freewood Acres Park.

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More than 3,000 acres of NWS Earle is located in Howell. The USDOD has established the REPI program to limit encroachment and incompatible land uses. Funding is competitive and can be used for the acquisition of properties with proximity to military bases for conservation easements or property purchase.

The Metedeconk Forests project area has significant habitat value with Century Forest along a number of headwater tributaries. Preservation of this area would significantly protect water quality in the Barnegat Bay and offers a bi-county preservation opportunity, combining open space preservation in one county to benefit water quality and vital open waters recreation resources in another county. The Horse Pound Hill project area has another significant patch of high value upland forest, including one of the largest contiguous areas of Century Forest remaining in the County, and forested wetlands south of the Manasquan River Greenway that could create a significant habitat link to the Manasquan Reservoir Recreation Area. This area is primarily south of Casino Drive, north of West Farm Road and west of Lemon Road in Howell Township.

The Capital to Coast Trail is a 55 mile long multi use network that is proposed to run from Trenton to Manasquan, through portions of Howell. It will connect Manasquan Reservoir through Bear Swamp to Allaire State Park. There are additional opportunities to connect to the Henry Hudson Extension and Edgar Felix Extension in neighboring Wall.

INTERLAKEN – POPULATION: 806 AREA: 0.38 SQUARE MILES

Interlaken is located along the shores of Deal Lake. This small peninsula is a residential community in the Coastal Monmouth Southern Region. The Arboretum along the Deal Lake shoreline helps to preserve a local natural area. The Borough also maintains Interlaken Borough Park on Bridlemere Avenue. The 11.6 acres of preserved park and open space in the Borough meets both long-term and short-term municipal open space benchmarks. Interlaken has applied for, but has not received funding through the MCMOSGP to date.

KEANSBURG – POPULATION: 9,904 AREA: 0.95 SQUARE MILES

Just under a square mile in size, located on the Raritan Bay, Keansburg has been called the “Gem of the Bayshore.” The Borough is known for its famous boardwalk and amusement park and consists of a mix of mostly residential neighborhoods with some pockets of retail. Over two miles of dunes and beachfront give it the longest stretch of publicly accessible waterfront amongst all of the Bayshore municipalities.

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The Henry Hudson Trail runs through the southern portion of the Borough connecting it to surrounding towns. With 43 acres of preserved municipal open space, The Borough has met the long-term municipal open space benchmark. However, due to the current population of Keansburg, the Borough has about half of the recommended open space available for the short-term municipal benchmark. Keansburg has utilized the MCMOSGP for numerous projects, most recently for two sections of the Bayfront Walkway that had been destroyed by Superstorm Sandy.

KEYPORT – POPULATION: 7,136 AREA: 1.40 SQUARE MILES

"The Pearl of the Bayshore," Keyport was established in 1908 and has made a commitment to preserving much of its waterfront in perpetuity. The Keyport Waterfront Park and Waterfront Path was completed in 2010 and consists of grassy areas for passive recreation, an open air pavilion, a pedestrian plaza, and a variety of sitting and planting areas. The 2017 Master Plan identifies opportunities to improve open space and public access to the Aeromarine site and the Bayfront, as well as a conservation easement for the Luppatatong Creek.

The Henry Hudson Trail runs through the Borough. With 41 acres of preserved municipal open space, Keyport meets the long-term municipal open space benchmark, but does not meet the short-term benchmark due to the current population of the Borough. The MCMOSGP has been utilized for work completed at Beach and Theresa Avenue Parks, as well as the Waterfront Park revitalization project.

LAKE COMO – POPULATION: 1,463 AREA: 0.20 SQUARE MILES

Lake Como, a small community located in Coastal Southern Monmouth, was known as South Belmar until 2005 when the Borough was renamed. It is a small community comprised mostly of residential development. Parks were recognized by Mayor Birdsall, the first mayor, as one of three main areas the community needed to improve. The shore of Lake Como was dedicated as a park, 26 years later, to the men who died in World War II. The Borough meets both the long and short-term municipal benchmarks with 12 acres of open space. To date, Lake Como has not utilized the MCMOSGP.

LITTLE SILVER – POPULATION: 5,922 AREA: 2.80 SQUARE MILES

The Borough of Little Silver is located in the Northern Coastal Region of Monmouth County. Historically a farming and fishing community, Little Silver has become a predominantly residential community on the banks of the Shrewsbury River with a small downtown area.

The Borough has developed several parks with athletic fields, playgrounds, and trails. The Little Silver train station is on the National Register of Historic places, as is the Parker Homestead. With over 86 acres of parks and open space areas, the Borough exceeds both the long-term and short-term municipal open space benchmarks. Little Silver has utilized the MCMOSGP for

numerous projects including the historic restoration of the Parker Homestead, the acquisition of 14 Parker Avenue and improvements to the Borough's ballfields.

LOCH ARBOUR – POPULATION: 202 AREA: 0.10 SQUARE MILES

The Village of Loch Arbour is just 1/10 of a square mile and has the smallest current population of all the municipalities in Monmouth County. Loch Arbour is located in the South Central Coastal Region of Monmouth County, borders Deal Lake and has about 500 feet of Atlantic Ocean beachfront. With 2.4 acres of park and open space area, Loch Arbour exceeds the long and short-term municipal open space benchmarks. To date, Loch Arbour has not utilized the MCMOSGP.

LONG BRANCH – POPULATION: 30,705 AREA: 5.10 SQUARE MILES



Long Branch City is a beach resort town that sits on the Atlantic Coast. The City has a rich history dating back to the 18th century when it was settled as a resort destination which featured many large hotels along the coast. Seven Presidents Park's name was inspired by the seven sitting United States Presidents who vacationed there. The Park System is currently designing and implementing internal circulation improvements and external multi-use trails and walkways to link to the existing Long Branch oceanfront promenade. Additionally, it may be possible to create park linkages via an old railroad right-of-way that is intended to link Fort Monmouth Recreation Area to Wolf Hill Recreation Area. The ownership of the railroad right-of-way is more disjointed in Long Branch, so a link may not be possible.

With 25 municipal parks, totaling 134 acres, scattered around the City, there are many recreational opportunities. Long Branch is working on a bike plan and making pedestrian improvements for the City. Although the City meets the long-term municipal open space benchmark, it does not meet the short-term benchmark based upon the current population of the city. Long Branch has utilized the MCMOSGP to complete projects at Manahassett Creek Park and a bank stabilization effort along Lake Takanassee.

MANALAPAN– POPULATION: 39,935 AREA: 30.85 SQUARE MILES

Manalapan Township is located in the Western region of Monmouth County. It has evolved from a rural farm community to a residential suburb. It is the site of the historic Battle of Monmouth and shares Monmouth Battlefield State Park with Freehold Township. The Township has worked to preserve its agricultural heritage. Between open space and farmland, 10% of the town is preserved. Manalapan is home to Monmouth County's Pine Brook Golf Course.

With 662 acres of open space, Manalapan exceeds the long and short-term municipal open space benchmark. Manalapan has utilized the MCMOSGP for both parks acquisition and development. Projects completed with MCMOSGP funding include the acquisition and several development improvements at the Recreation Center and purchase of the Braun property.

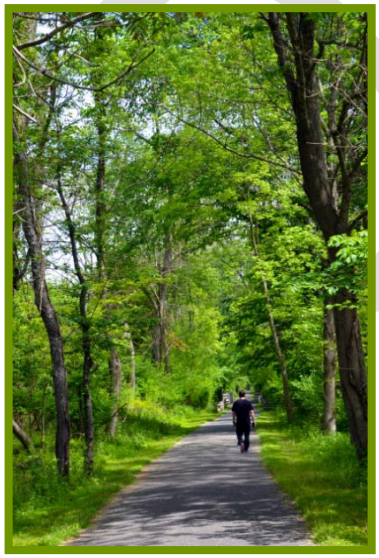
Significant patches of higher value forest habitat and open fields are located in an area to the north of the Quail Hill Scout Reservation, as identified by natural resource mapping. It is suggested that an expanded easement acquisition project be undertaken with the Boy Scouts or Manalapan Township for forested areas and the County Farmland Preservation Program for open field areas.

MANASQUAN – POPULATION: 5,182 AREA: 1.56 SQUARE MILES

Manasquan is the most southern municipality on Monmouth County's coast. In addition to the popular beach, Manasquan offers a traditional downtown with many restaurants and shops. It is home to Fisherman's Cove Conservation Area on the Manasquan Inlet.

There are over 80 acres of municipal open space that include several parks, as well as the Brielle Road Fishing Pier, William Donovan Municipal Marina, and the Fourth Avenue Boat Dock. Picnic tables, playgrounds, water fountains, athletic courts and fields, and a skate park are available at the various parks in the Borough. The Edgar Felix Bike Path is part of the Capitol to Coast Trail and connects to Wall Township. Manasquan exceeds the long and short-term municipal open space benchmarks. The MCMOSGP has been utilized to acquire Sea Watch Beach and restore the historic Coast Guard Station.

MARLBORO – POPULATION: 40,416 AREA: 30.31 SQUARE MILES



Marlboro Township is a suburban community located in the Western region of Monmouth. It is home to more than 570 acres of Park System lands including Big Brook Park, Wickatunk Recreation Area, and Freneau Woods Park. The Henry Hudson Trail runs from the northern border with Matawan to the southern border with Freehold Township.

With over 2,000 acres of municipal open space which is largely undeveloped or improved for active recreation, Marlboro more than doubles the long and short-term benchmark. Marlboro has used the MCMOSGP to acquire the former Smith and Stattel Farms and complete park development improvements at the Marlboro Country Park ballfields.

There are significant patches of Century Forest located along the Marlboro, Holmdel, and Colts Neck border. These forested creek beds and ridgelines of the Willow Brook, Hopp Brook, and

Big Brook Headwaters, are largely located in leftover habitats from suburban subdivisions. Controlled by HOAs or municipalities, these are regional resources that could be protected and improved by coordination of municipal partners through easement and access agreements.

Freneau Woods Park is the newest Regional Park in the Monmouth County Park System. There are additional patches of high value forest south of the Park that could create a significant link to the Burnt Fly Bog.

MATAWAN – POPULATION: 8,894 AREA: 2.26 SQUARE MILES

Located in the Bayshore Region of Monmouth, Matawan is bisected by Matawan Creek and Lake Lefferts. The town is partially defined by the train station and other commuting options that many residents enjoy. The Park System is working with NJ Transit, Matawan and Aberdeen on a proposed Aberdeen-Matawan Train Station Transitway, which will provide a critical link in the Henry Hudson Trail, including the crossing of Lake Matawan.

The Henry Hudson Trail runs from the Aberdeen border through Matawan to Marlboro with opportunities to connect to local recreational facilities along the Trail. With 104 acres of parks and open space areas, Matawan exceeds the long and short-term municipal open space benchmark. There are opportunities to connect Borough owned open space along Lake Lefferts to Freneau Woods Park. Ravine Drive on Lake Lefferts has a boat launch, fishing docks, and canoe, kayak, and paddleboat rentals. Matawan has several other parks, including Gravelly Brook Park, a recipient of multiple MCMOSGP grants.

MIDDLETOWN – POPULATION: 65,995 AREA: 43.54 SQUARE MILES



Middletown is located in the Northern Region and has the largest population in the County. It is one of the three original municipalities from the founding of the County and has numerous historical sites and landmarks of national, regional and local significance. Middletown has a diverse topography which has lead to the development of different neighborhoods, each with its own unique identity. The Township has been very active in preserving over 1,540 acres of open space within 69 park areas, and both long-term and short-term municipal benchmarks have been met. Additionally, it is the home of 2,044 acres of Federal open space, Gateway National Recreation Area – Sandy Hook Unit. Middletown has used the MCMOSGP to achieve some of their municipal open space goals through park improvement projects at the Conifer Tract, Ideal Beach and Croyden Hall.

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The County has over 2,300 acres of park land in Middletown, the most of any municipality in the County. Parks purchased by the County include the Swimming River Greenway, Mount Mitchill Scenic Overlook, and Sunnyside Equestrian Center. Many of the County Parks in Middletown were gifts or partial gifts of land from local residents, the Township or the US government, including Hartshorne Woods, Huber Woods, Bayshore Waterfront Park, Deep Cut Gardens, Tatum Park, and Thompson Park. The Henry Hudson Trail runs through northern Middletown. There are opportunities to expand and create better connections between Hartshorne Woods and Huber Woods Parks.

Middletown is bisected by NWS Earle and the Normandy Road Ammunition Transportation Corridor, and approximately 40% of its land is within the two-mile MIA. The USDOD has established the REPI program to limit encroachment and incompatible land uses. Funding is competitive and can be used for the acquisition of properties with proximity to military bases for conservation easements or property purchase.

MILLSTONE – POPULATION: 10,521 AREA: 37.38 SQUARE MILES



Millstone is a rural township in the Panhandle Region of Monmouth that is committed to preserving its farmland, open space, and natural features. With a Bridle Path Network Plan to provide equestrian paths and a comprehensive Recreation, Parks and Open Space Plan, the Township has preserved over 1,000 acres of municipally owned open space and over 1,000 acres of Preserved Farmland, which exceeds the long and short-term municipal open space benchmarks. Additionally, there are 2,600 acres of State open space and nearly 2,000 acres of County Parks in the Township. The State of New Jersey manages the Assunpink and Prospertown Lake WMAs while Perrineville Lake Park and Charleston Springs Golf course are the two County Parks in Millstone.

The Township has several improved parks: Millstone-Roosevelt Little League Complex, Rocky Brook Park, Brandywine Fields, Wagner Farm Park, and Abate Park, as well as, hundreds of acres of undeveloped municipal open space. All new residential developments are also required to provide recreational facilities or pay a development fee to provide for or maintain recreational facilities. The MCMOSGP has been utilized to acquire several new park areas including the Historic Baird Homestead. It has also been leveraged to complete park development projects at the Wagner Farm, Abate Park and Clarksburg Community Recreation Center (formerly the Millstone Episcopal Church).

MONMOUTH BEACH – POPULATION: 3,249 AREA: 1.10 SQUARE MILES

Monmouth Beach is a small community located in the Northern Coastal region of the County. Located between the Atlantic Ocean and the Shrewsbury River, approximately 10% of all residences are considered waterfront property. The Borough received a grant from the U.S. Department of the Interior in 2017 to build a 6,400 foot coastal dune system and reinforce the marsh islands in the Shrewsbury River restoring over 17 acres of marshland.

Monmouth Beach owns a bathing pavilion with a beach and pool club, available to members or with a daily pass for beach and pavilion access. Griffin Park was developed in 1948 by the school board and is now owned by the Borough. The park includes baseball diamonds, soccer fields, tennis courts, basketball courts, a jogging path and a gazebo. The Borough's 16 acres of municipal open space falls short of the long and short-term municipal open space benchmarks. Monmouth Beach has utilized the MCMOSGP for park improvements, including Griffin Park.

NEPTUNE CITY – POPULATION: 4,758 AREA: 0.90 SQUARE MILES

On the northern banks of the Shark River is the Borough of Neptune City, a popular residential community. The Borough offers several parks including the waterfront Memorial Park, Adams Field with athletic facilities and playgrounds, Joe Freda Park and the Laird Avenue Playground. The 12.5 acres of park and open space do not meet the long or short-term municipal open space benchmarks. The short-term benchmark, based on population, is missed by a significant margin.

Memorial Park was recently improved with MCMOSGP funding to increase public access to the water. A new bulkhead increased the size of the beach and provided more picnic and recreation areas. A new staircase and ADA ramp were installed to increase access to the beach. Neptune City has also used the MCMOSGP for park improvement projects at Adams Fields.

NEPTUNE TOWNSHIP – POPULATION: 27,704 AREA: 8.0 SQUARE MILES

Neptune Township is a community in the Coastal Monmouth South Central Region. Within Neptune Township there are several neighborhoods or districts that have unique cultures of their own. Ocean Grove is one of these districts, known for its quaint Victorian-era homes, beaches and charming Main Street area. The Shark River Hills section is another well-known district within the Township that offers the Shark River Municipal Marina, providing docking, kayak slips, a boat ramp, a boat lift and access to the Shark River. The Township has also acquired and maintains other areas along the riverfront for parks and access to the



Shark River. Shark River Park and Shark River Golf Course are the two County Parks in Neptune.

Neptune Township continues to place a high importance on the preservation and enhancement of its parks and open space having successfully preserved over 228 acres, meeting the long and short-term municipal open space benchmarks. The Township prioritizes open space acquisitions along its waterfronts to provide public access while limiting development in areas prone to flooding. Neptune Township has made excellent use of the MCMOSGP to acquire the areas adjacent to the Jumping Brook and Shark River Bay, and the Welsh Farm site. The Township has also used the MCMOSGP for park improvements at numerous playgrounds and parks through the town such as Bert Willis, Memorial, Pittenger, Division Street, Loffredo Fields, Sunshine Fields, and others.

Neptune is also part of the Wesley Lake Commission with Asbury Park and the Fletcher Lake Commission with Bradley Beach. They serve similar purposes of maintaining and working to secure funding for projects to enhance the lakes.

OCEAN – POPULATION: 26,995 AREA: 11.20 SQUARE MILES



Ocean Township is a primarily residential community in the Coastal Monmouth South Central Region. With over 400 acres of municipal open space, the Township has exceeded both the long and short-term open space benchmarks for municipally owned open space. Weltz Park is the one County Park in Ocean.

The Township has begun implementation of its Bicycle and Pedestrian Network Plan, constructing bike lanes along Logan Road and Sunset Avenue. The plan is to create a safe, secure, and reliable network of pedestrian and bicycle paths connecting neighborhoods to schools, parks, places of worship, recreational facilities, and other points of interest throughout Ocean Township. Bike lanes are planned along West Park Avenue and State Route 35, which would provide additional access to Weltz Park. Additional off-road trails are proposed to connect to Weltz Park.

Ocean Township has utilized the MCMOSGP to both acquire and make improvements to the William F. Larkin Golf Course at Colonial Terrace and to develop an activity pool at the Community Pool & Tennis complex. The grant program was also used to acquire a portion of Poplar Village apartment complex in the wake of damage sustained after Superstorm Sandy as a sustainability measure.

OCEANPORT – POPULATION: 5,763 AREA: 3.10 SQUARE MILES

Oceanport is a small Borough located at the headwaters of the Shrewsbury River. Although the Borough is primarily residential, it is also home to Monmouth Park Racetrack and a portion of the former Fort Monmouth property. The Borough has 11 parks, consisting of 81 acres, dedicated to active and passive recreation that exceeds the long and short-term municipal open space benchmarks. Blackberry Bay Park, Sommers Boy Scout Park, Old Wharf Park, Charles Park, and the Sewanaka Preserve provide public access to the Shrewsbury River, as well as 24 street ends throughout the Borough.



The Park System has Wolf Hill Recreation Area with softball fields, an 18-hole disc golf course, and a 4 acre off-leash dog park in the Borough. Oceanport has utilized the MCMOSGP for park improvements at Old Wharf, Charles, Trinity, Maria Gatta and Blackberry Bay Parks.

RED BANK – POPULATION: 12,218 AREA: 1.75 SQUARE MILES

On the southern banks of the Navesink River is the Borough of Red Bank, a small community with a thriving fine arts and performing arts district and popular downtown. Several parks are scattered throughout the town and along the waterfront. With 30 acres of parks and open space, Red Bank meets the long-term municipal open space benchmark, but misses the short-term benchmark based on the current population.

The MCMOSGP has funded improvements to Marine Park; with its picturesque views of the Navesink River it hosts many events, including food & music festivals. The MCMOSGP has also been used to implement several phases of park development improvements at Count Basie Park, the main active recreation facility for the Borough. The Borough is also making improvements to Riverside Gardens Park and establishing the Bellhaven Nature Preserve.

ROOSEVELT– POPULATION: 748 AREA: 1.93 SQUARE MILES

The Borough of Roosevelt is located in the Panhandle Region of Monmouth County. It was constructed as part of the Federal New Deal program and embodies the design principles of the Garden City movement. As a result, the Borough is characterized by generous greenbelts to the rear of residential properties, with the outer portions of Roosevelt consisting of open space and agricultural fields. Over 63% of the Borough is public open space (138 acres) or preserved farmland far exceeding the long and short-term municipal open space benchmarks. It is the only municipality in New Jersey that is registered as a National and State Historic District in its entirety. Roosevelt has not utilized the MCMOSGP to date.

The southern border of Roosevelt is the State Assunpink WMA. In the north eastern portion of the Borough is a section of Monmouth County's Perrineville Lake Park.

RUMSON – POPULATION: 6,878 AREA: 5.20 SQUARE MILES

Rumson is on a peninsula surrounded by the Navesink and Shrewsbury Rivers. Known for its sprawling estates and charming rural character, Rumson is a bedroom community to nearby Manhattan. The Borough has 105 acres of parks and open space with six parks offering playgrounds, a bandstand, athletic courts and fields, and waterfront access. Rumson also has Bingham Hall, a community recreational center with gardens, and a public Boat Ramp. The 67 acre Navesink River WMA, made up of a peninsula and several islands, is located the north eastern portion of the Borough and managed by NJDEP. The Borough exceeds the long and short-term municipal open space benchmarks

Rumson utilized the MCMOSGP to acquire Gunning Island as a natural area, accessed only by boat. Grant funds have also been leveraged to complete park development improvements at Victory Park.

SEA BRIGHT – POPULATION: 1,333 AREA: 1.22 SQUARE MILES

Sea Bright, a long peninsula between the Atlantic Ocean and the Shrewsbury River, lies at the southern entrance to Gateway National Recreation Area - Sandy Hook. Beginning as a barrier island, the former rail line that ran through Sea Bright spurred its development into a popular beach resort destination including numerous private beach clubs.

The Borough has seven free public beach access ways on Ocean Avenue, in addition to the Sea Bright Municipal Beach with lifeguards, rescue personnel, parking, restrooms, and locker rentals. The 15 acres of park and open space meet the long and short-term municipal open space benchmark. Sea Bright has been awarded, but has not yet successfully completed a MCMOSGP park project.

SEA GIRT – POPULATION: 1,697 AREA: 1.05 SQUARE MILES

Sea Girt is a quiet seaside community in the Coastal Monmouth Southern Region. The Borough offers beaches and a boardwalk that runs from the Historic Sea Girt Lighthouse to the southern end of town. The 53 acres of park and open space found in Sea Girt exceeds the long and short-term municipal open space benchmarks. Crescent Park is one of the few remaining maritime forests and offers passive recreation, tennis courts, and a paddle court. Baltimore Park and Bell Place offer additional recreation opportunities. Sea Girt has utilized the MCMOSGP to rehabilitate the playground adjacent to the elementary school complex and the sports fields at Baltimore Park.

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SHREWSBURY BOROUGH – POPULATION: 4,000 AREA: 2.3 SQUARE MILES

Shrewsbury Borough is in the Coastal Monmouth–Northern Region of the County. The Four Corners District, the intersection of Broad Street and Sycamore Avenue, is a National Historic District. This community is characterized by its historic roots, charming neighborhoods and well utilized retail malls along Route 35.

The Borough has 95 acres of parks and open space, exceeding the long and short-term municipal open space benchmarks. Parks include Manson Park, Robert Graham Athletic Fields, and Parker Park with athletic fields, playgrounds, a batting cage, and a walking trail. There are also several passive recreation opportunities at Buttonwood Park, Esther Hymer Nature Preserve, Beech Tree Open Space, and the Farrell Property. Shrewsbury Borough also holds 83 acres in conservation easements for a greenbelt. The MCMOSGP has been utilized to acquire the former Farrell property for a neighborhood open space area and park developments at Manson Park.

SHREWSBURY TOWNSHIP – POPULATION: 1,066 AREA: 0.1 SQUARE MILES

The smallest municipality in Monmouth County, Shrewsbury Township was one of the original three townships in the County. Several municipalities seceded from the Township over the years and it was then purchased by the U.S. Army in cooperation with the Federal Public Housing Authority during World War II. There are 3 acres of open space at Eloise Nagel Park, which meets the long-term municipal open space benchmark, but does not meet the short-term population based benchmark.

SPRING LAKE – POPULATION: 2,973 AREA: 1.30 SQUARE MILES

Spring Lake, the “Jewel of the Jersey Shore,” is a popular summer tourist destination and home to the longest, uninterrupted, non-commercial boardwalk in New Jersey. The lake that is its namesake is located in the center of town, adjacent to a charming downtown district. Divine Park is found along the banks of the lake and is a popular regional park with passive and active recreational activities offered.

Open space and recreation areas make up 20% of the Borough, including Lake Como, Wreck Pond, Spring Lake, 54 acres of beach front, Marrucci Park, Potter Park, and Divine Park. The 200 acres of park and open space found in Spring Lake exceed the long and short-term municipal open space benchmarks. The MCMOSGP has been utilized for multiple park improvement projects at Marrucci and Divine Parks.

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SPRING LAKE HEIGHTS – POPULATION: 4,646 AREA: 1.30 SQUARE MILES

Spring Lake Heights is a small residential community in the Coastal Monmouth Southern Region of the County. Proximity to beaches and the residential neighborhoods make this a popular year-round town. The Borough continues to guide growth away from environmentally sensitive areas in the Municipality and is looking to create better linkages between neighborhoods and recreational parks. The 36 acres of parks and open space found there meet the long-term benchmark and narrowly misses the short-term municipal open space benchmark. Spring Lake Heights has utilized the MCMOSGP to acquire the former Fletcher property that is now a known as Joseph E. Robertson Park and several park improvement projects.

TINTON FALLS– POPULATION: 17,190 AREA: 15.20 SQUARE MILES

Tinton Falls is home to the highest natural waterfall along the Atlantic Coastal Plain, as well as, a portion of NWS Earle, and a portion of the former Fort Monmouth property. In addition to the former and current military owned properties, the Borough is mainly a suburban residential area. With 442 acres of parks and open space, the Borough offers a variety of recreation facilities, including athletic fields and courts, picnic areas, playgrounds, a dog park, and trails. Tinton Falls exceeds the long-term and short-term municipal open space benchmarks.

The Park System's first indoor recreation facility, the Fort Monmouth Recreation Area, and portions of the Park System's first regional park, Shark River Park, are both located in Tinton Falls.



Tinton Falls has utilized the MCMOSGP to both acquire and develop a variety of parks in the Borough. The Riverdale, DeLisa and Traditions Tracts were acquired through MCMOSGP funds. Park development projects have been completed at West Park and Sycamore Avenue and Liberty Parks.

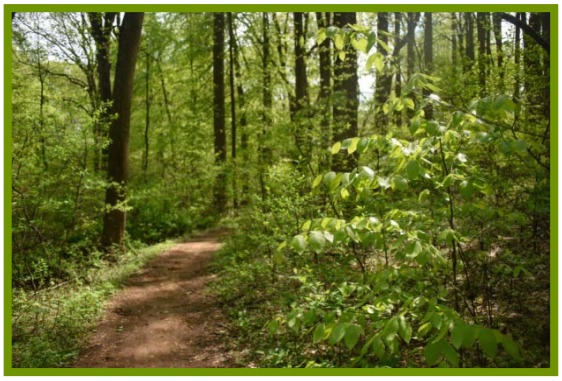
The USDOD has established the REPI program to limit encroachment and incompatible land uses. Funding is competitive and can be used for the acquisition of properties with proximity to military bases for conservation easements or property purchase.

UNION BEACH – POPULATION: 5,770 AREA: 1.80 SQUARE MILES

Union Beach is a small, predominantly residential, community located in the Bayshore Region of the County that offers extensive public space along its waterfront. Manhattan can be viewed from the Borough's Waterfront Park along the Raritan Bay. The 2015 Master Plan identifies the importance of increasing bicycle and pedestrian safety and providing bike lanes that connect with the Henry Hudson Trail and other community facilities throughout the Borough.

Union Beach boasts 131 acres of park and open space areas, which exceeds the long and short-term municipal open space benchmarks. The Borough has very successfully utilized the MCMOSGP to undergo seven phase of strategic park development improvements at Scholar Park, which offers a variety of active recreation activities.

UPPER FREEHOLD – POPULATION: 6,874 AREA: 47.45 SQUARE MILES



Upper Freehold is found at the most western part of the County, in the Panhandle region. The fertile agrarian soils and abundant creeks have allowed the Township to continue to thrive as an agricultural area despite significant development in the majority of the county. The Township ranks first for farmland preservation in Monmouth County and second in the State of New Jersey. The Upper Freehold Historic Farmland Byway is the first of its kind in the County. It showcases the unique agricultural, cultural, scenic, and historic qualities of the panhandle region and extends through portions of Allentown.

Byron Johnson Park, Mark Harbourt Soccer Complex, and Reed Property are municipally developed open space with playgrounds, athletic fields, nature trails, tennis, and basketball courts. Despite far exceeding the short-term municipal open space benchmark based on population, ironically Upper Freehold does not meet the long-term municipal open space benchmark for the 606 acres of parks and open space that it offers. However, the rural character found in the town paints a different picture than this benchmark due to the amount of farmland that is permanently preserved through easements, yet is not considered park or open space for purposes of the benchmark.

Upper Freehold has utilized the MCMOSGP to complete both acquisition and development projects. The Holmes property and two sections of land on Breza Road were purchased with the MCMOSGP. Park development efforts were completed at Byron Johnson and Reed Parks.

The State manages Assunpink, Imlaystown Lake, and Pleasant Run WMAs in the Township. The Park System owns Crosswicks Creek Park and Clayton Park. The Union Transportation Trail runs north to south through Upper Freehold connecting to Mercer and Ocean County. Additionally, there are more than 10,000 acres of preserved farmland in the Township.

WALL – POPULATION: 26,164 AREA: 32.0 SQUARE MILES

Wall Township, located in the Southern Region of the County, is a primarily residential community with areas of retail and industrial development. It is also home to Allaire State Park a popular regional tourist destination that includes Allaire Village, Howell Works, and over 200

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species of wildflowers, trees, plants and habitat for birds and other wildlife. Manasquan River WMA and Spring Meadow Golf Course are additional State owned open space located in the Township. The Park System holdings include portions of Shark River Park and Bel-Aire Golf Course.



With 1,267 acres of park and open space areas, Wall has exceeded the long and short-term municipal open space benchmarks. The Edgar Felix Bikeway follows an abandoned railroad right of way and connects Allaire State Park to Manasquan. Wall has utilized the MCMOSGP to acquire a historic blacksmith shop now part of a small historic district and to add acres to the Community Park in the center of the Township as well as develop new recreation facilities in Community Park. The MCMOSGP has also been used to extend the Edgar Felix Bikeway that runs through the Township further into Allaire State Park.

NWS Earle is partially located in the northeast section of Wall. The USDOD has established the REPI program to limit encroachment and incompatible land uses. Funding is competitive and can be used for the acquisition of properties with proximity to military bases for conservation easements or property purchase.

WEST LONG BRANCH – POPULATION: 7,947 AREA: 2.83 SQUARE MILES

West Long Branch, in the Coastal Monmouth-North Central Region, is home to Monmouth University. The community is primarily residential. While almost fully developed, the Borough has succeeded in preserving 124 acres of open space, which exceeds the long and short-term municipal open space benchmarks.

Angelo Valenzano Park, Frank “Clint” Sorrentino Park, Franklin Lake Park, George M. Conway Park, J. Russell Woolley Park, Michael Thorne Park, Ronan Shirvanian Park, and Wall Street Park offer recreational and athletic fields, athletic courts, playgrounds, trails, picnic areas, and passive recreation. West Long Branch has utilized the MCMOSGP for park development work at Franklin Lake Park.

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APPENDICES

MCPS MISSION STATEMENT

The Board of Recreation Commissioners is committed to improving the quality of life of the citizens of Monmouth County by providing open space, park and recreation areas, facilities, programs, and services of the highest quality and to furnishing these recreational and educational opportunities in the most effective, efficient, and economical manner possible. The Board shall pursue this mission in the following ways:

1. by studying, planning, acquiring, improving, and managing lands of county significance for parks, recreation, conservation, agricultural, and open-space preservation;
2. by protecting and interpreting natural, historic, and cultural resources of county significance;
3. by providing recreational facilities, programs, and services to meet the county-wide needs of the citizens of Monmouth County for the recreation and well-being of body, mind, and spirit; and
4. by implementing this mission in accordance with the Board's adopted County Park and Recreation Policy and other adopted policies of the Board.

MCPS LANDS INVENTORY

Available upon request - Monmouth County Park System, Acquisition and Design Department

MCPS HISTORIC BUILDINGS INVENTORY

Available upon request - Monmouth County Park System, Acquisition and Design Department

MUNICIPAL PARKS INVENTORY

Available upon request - Monmouth County Park System, Acquisition and Design Department

NEEDS ANALYSIS

Available upon request - Monmouth County Park System, Acquisition and Design Department

CITIZEN SURVEY

Available upon request - Monmouth County Park System, Acquisition and Design Department

RESOLUTIONS OF ADOPTION

To be attached following Adoption.

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